

Assessor's Parcel No.: 1319-16-001-013

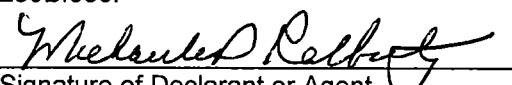
R.P.T.T. \$567.⁴⁵/₃₂



KAREN ELLISON, RECORDER

REQUESTED BY, MAIL TAX
STATEMENTS TO, AND WHEN
RECORDED MAIL TO:

Candyce Wipfli
PO Box 79
Wellington, NV 89444

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

Signature of Declarant or Agent

GRANT, BARGAIN AND SALE DEED

For value received, **Tonja M. Dressler, Trustee of The Tonja M. Dressler Family Trust dated July 21, 2015**, hereinafter referred to as "Grantor," hereby grants, bargains and sells to **Candyce Wipfli**, a married woman as her sole and separate property, hereinafter referred to as "Grantee," all of Grantor's right, title, and interest in the real property located in Douglas County, State of Nevada, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Real Property").

THE REAL PROPERTY is conveyed subject to the following liens and encumbrances:

- A. The lien or liens for non-delinquent general and special state, county, and municipal taxes and assessments for the fiscal year July 1, 2016, through June 30, 2017, including the lien of non-delinquent supplemental property taxes; and
- B. Covenants, conditions, restrictions, reservations, easements, rights-of-way, and other encumbrances of record.

THE REAL PROPERTY IS CONVEYED together with all improvements located on the Real Property, the tenements, hereditaments, and appurtenances of the Real Property, and the rents, issues and profits thereof, including all appurtenant water rights.

Dated this 16th day of November, 2016.

GRANTOR:

The Tonja M. Dressler Family Trust dated July 21, 2015

Date: Nov 16th, 2016 By: Tonja Dressler
Tonja M. Dressler, Trustee

STATE OF Nevada)
) : ss
COUNTY OF Washoe)

This Grant, Bargain and Sale Deed was acknowledged before me on November 16th, 2016, by Tonja M. Dressler, as Trustee of The Tonja M. Dressler Family Trust dated July 21, 2015.

[Signature]
Notary Public

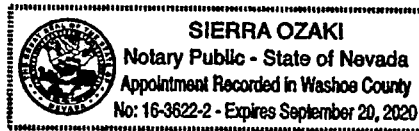


EXHIBIT "A"

Legal Description

All that real property situated in the County of Douglas, State of Nevada, more particularly described as follows:

A parcel of land located within a portion of Sections 0 and 16, Township 3 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Lot 1 as shown on the certain Final Map for Genoa Highlands as recorded April 28, 2006, in the office of the Recorder, Douglas County, Nevada, in Book 0406, at Page 9514 as Document No. 673621.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-16-001-013
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 145,466.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 567.32 *\$7 per \$1000 Baker*
\$ 567.45 *at Law Office*

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # N/A
 b. Explain Reason for Exemption: N/A

5. Partial Interest: Percentage being transferred: 50.00 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Tonja Dressler* Capacity _____ Seller

Signature *Candyce Wipfli* Capacity _____ Buyer

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: The Tonja M. Dressler Family Trust Agreement
 Address: PO Box 188
 City: Ganderville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Candyce Wipfli
 Address: PO Box 79
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Maupin Cox & Legoy Escrow # _____
 Address: 4785 Caughlin Pkwy
 City: Reno State: NV Zip: 89520

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)