

DOUGLAS COUNTY, NV  
RPTT:\$2242.50 Rec:\$18.00  
\$2,260.50 Pgs=5  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

2017-893912

01/27/2017 02:27 PM

WHEN RECORDED MAIL TO:

Joseph Edward Wizner and Helen Rosina Wizner, as  
Trustees of the Joseph Edward Wizner and Helen  
Rosina Wizner Family Trust dated February 13, 2003  
201 Shadow Mountain Circle  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 1606552-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1219-10-002-027

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$2,242.50

**\*\*this document has been executed with counterpart signatures\*\***

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Linda Stratton, A married woman, as her sole and separate property and Lawrence M. Guslani, A married man, as his sole and separate property and David Guslani, A married man, as his sole and separate property and Christopher Guslani, A married man, as his sole and separate property, all as tenants in common and Suzanne Guslani Glick, Trustee or Successor Trustee of The Suzanne Guslani Glick Revocable Trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Joseph Edward Wizner and Helen Rosina Wizner, as Trustees of the Joseph Edward Wizner and Helen Rosina Wizner Family Trust dated February 13, 2003

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Linda Stratton

Linda Stratton

Lawrence M. Guslani

David Guslani

Christopher Guslani

Suzanne Guslani Glick, Trustee or Successor  
Trustee of The Suzanne Guslani Glick Revocable  
Trust

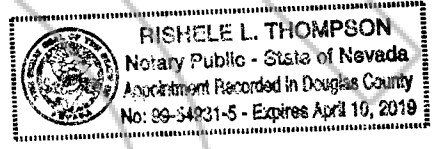
Suzanne Guslani Glick, Trustee  
Suzanne Guslani Glick, Trustee

STATE OF Nevada  
COUNTY OF Douglas

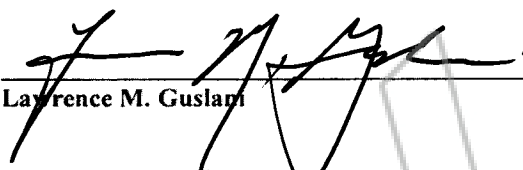
} ss:


This instrument was acknowledged before me on, 1/26/17  
by Linda Stratton & Suzanne Guslani Glick

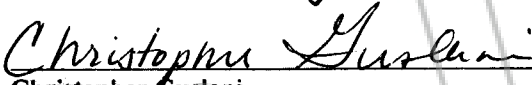
[Signature]  
NOTARY PUBLIC



\_\_\_\_\_  
Linda Stratton

  
\_\_\_\_\_  
Lawrence M. Guslani

  
\_\_\_\_\_  
David Guslani

  
\_\_\_\_\_  
Christopher Guslani

**Suzanne Guslani Glick, Trustee or Successor  
Trustee of The Suzanne Guslani Glick Revocable  
Trust**

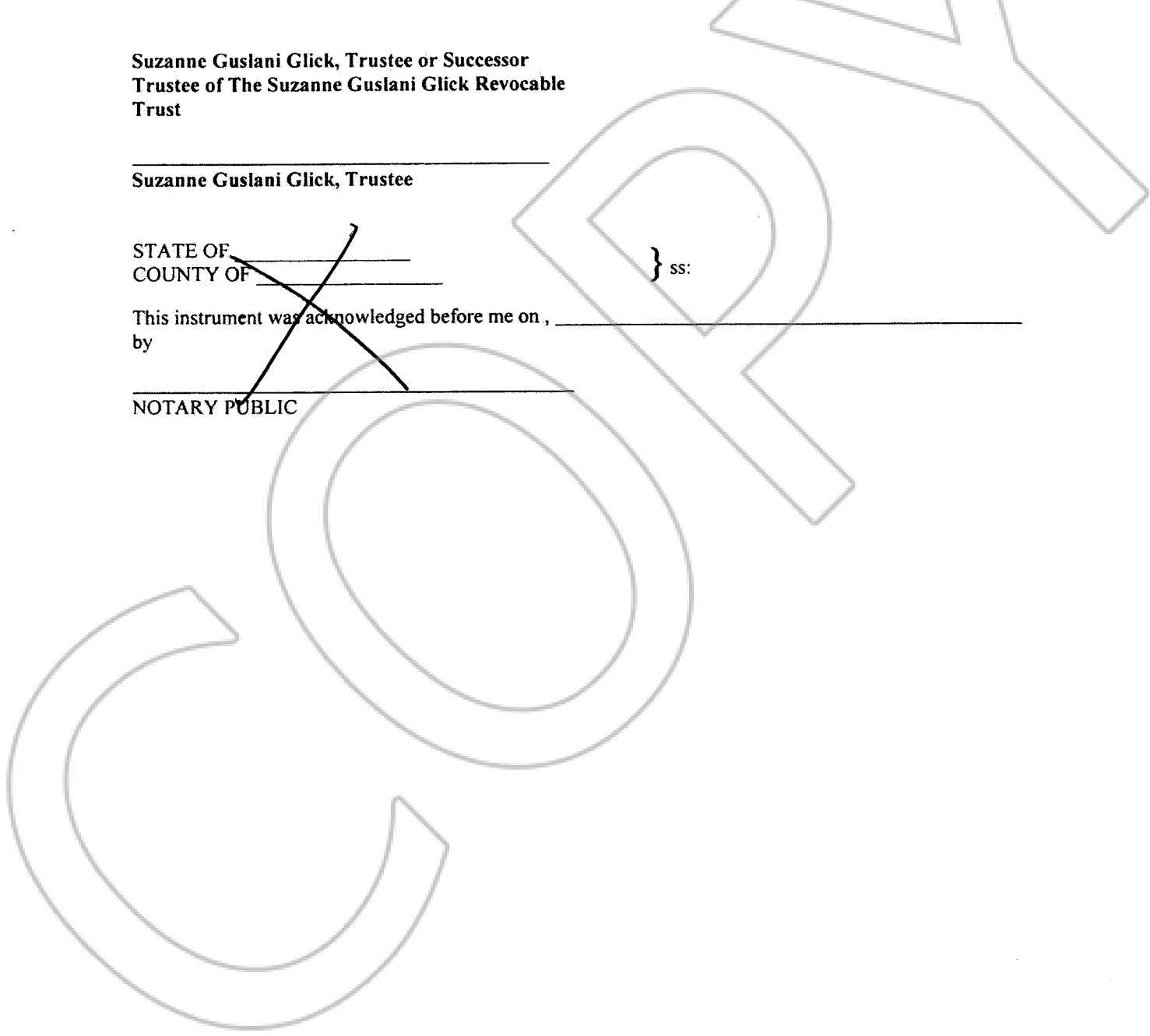
\_\_\_\_\_  
Suzanne Guslani Glick, Trustee

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

} ss:

This instrument was acknowledged before me on , \_\_\_\_\_  
by \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California  
County of San Mateo

On Jan 25, 2017 before me, Richard J. Lesovoy, Notary Public,  
(here insert name and title of the officer)

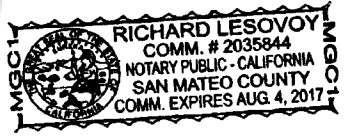
personally appeared Linda Stratton, Lawrence M. Guslani, David Guslani, Christopher Guslani, Suzanne Guslani-Gluck, Trustee

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Richard J Lesovoy



(Seal)

CRG, ~~key~~ SM 1/27/17 Poo

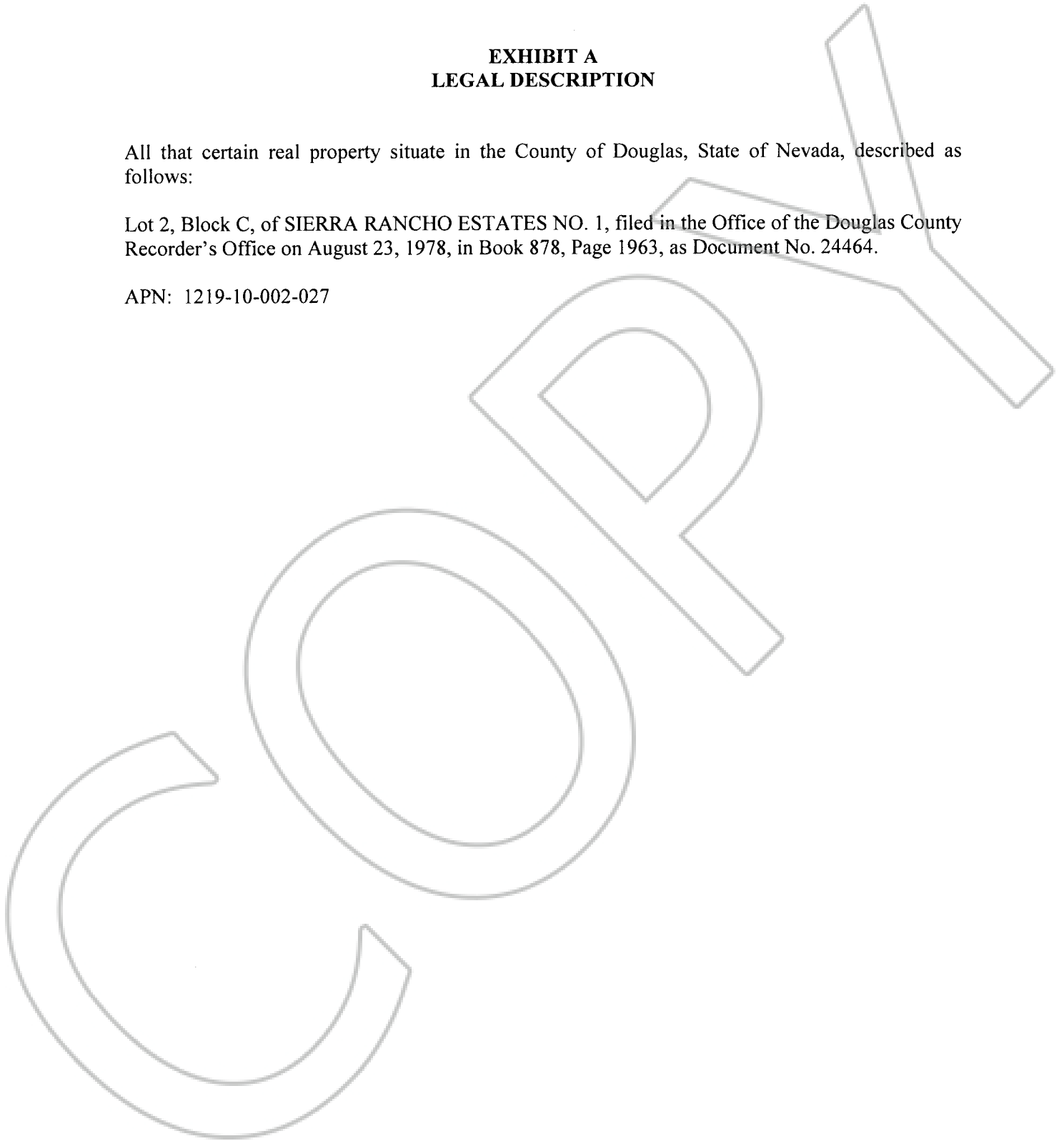
Escrow No. 1606552-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 2, Block C, of SIERRA RANCHO ESTATES NO. 1, filed in the Office of the Douglas County Recorder's Office on August 23, 1978, in Book 878, Page 1963, as Document No. 24464.

APN: 1219-10-002-027



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1219-10-002-027
- 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:**

\$575,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$575,000.00  
 Real Property Transfer Tax Due: \$2,242.50

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 \_\_\_\_\_ Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)	(REQUIRED)
Print Name: <u>Linda Stratton Et Al</u>	Print Name: <u>Joseph Edward Wizner and Helen Rosina Wizner, as Trustees of the Joseph Edward Wizner and Helen Rosina Wizner Family Trust dated February 13, 2003</u>
Address: <u>229 Shadow Mtn. Circle</u> <u>Gardnerville, NV 89460</u>	Address: <u>201 Shadow Mountain Circle</u> <u>Gardnerville, NV 89460</u>
City, State, Zip	City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1606552-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410