

APN: 1319-03-811-016

**When Recorded Send to:**

ROBERT L. HARTMAN  
1987 Vista Caudel  
Newport Beach, CA 02660



KAREN ELLISON, RECORDER

E07

**Mail Tax Statements to:**

ROBERT L. HARTMAN  
1987 Vista Caudel  
Newport Beach, CA 92660

**GRANT, BARGAIN and SALE DEED**

I, ROBERT L. HARTMAN, a single man, do hereby grant, bargain and sell to the Grantee, ROBERT L. HARTMAN, Trustee of the ROBERT L. HARTMAN TRUST dated February 2, 2017, and any amendments thereto, all right, title and interest in and to that certain real property situate in Douglas County, State of Nevada, described more particularly as follows:

**PARCEL 1:**

**LOT 16, BLOCK B, AS SAID LOT AND BLOCK IS SET FORTH ON THE FINAL MAP OF GENOA LAKES HASE 2, A PLANNED UNIT DEVELOPMENT RECORDED JUNE 2, 1994 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 338683.**

**PARCEL 2:**

**THAT CERTAIN EXCLUSIVE USE AND LANDSCAPE EASEMENT DESCRIBED IN DEED FROM GENOA LAKES ASSOCIATION RECORDED DECEMBER 1, 1995 IN BOOK 1295 OF OFFICIAL RECORDS, PAGE 72 DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 376159.**

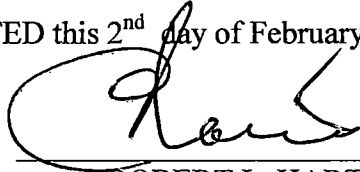
**Subject to**

- 1. All general and special taxes for the current fiscal year.**
- 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.**

**Commonly known as 2453 Clear Water Lane, Genoa, NV 9411.**

*TOGETHER* with all and singular the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 2<sup>nd</sup> day of February, 2017.



ROBERT L. HARTMAN

COPY



ROBERT L. HARTMAN,

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 ORANGE )

On February 2, 2017 before me, \_\_\_\_\_ (here insert name and title of the officer), personally appeared ROBERT L. HARTMAN, 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 \_\_\_\_\_

(Seal)

*see attached  
CA Acknowledgment*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Orange )  
On 2/2/17 before me, Matthew Grossbard, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Robert Hartman  
Name(s) of Signer(s)

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 \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-03-811-016  
 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  
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>SD-Trust Verified</u>	

- 3.a. Total Value/Sales Price of Property \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 0  
 d. Real Property Transfer Tax Due \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer without consideration to revocable trust

5. Partial Interest: Percentage being transferred: 100 %

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: [Signature] Capacity: Grantor & Trustee  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Robert L. Hartman  
 Address: 1987 Vista Caudel  
 City: Newport Beach  
 State: CA                      Zip: 92660

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Robert L. Hartman - Trustee  
 Address: 1987 Vista Caudel  
 City: Newport Beach  
 State: CA                      Zip: 92660

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: JENSEN LAW GROUP, LTD.  
 Address: 10580 N. McCarran Blvd. #115-382  
 City: Reno

Escrow # \_\_\_\_\_  
 State: NV                      Zip: 89503