

A.P.N.: 1220-03-412-009
File No: 141-2516162 (NMP)
R.P.T.T.: \$117.00 C

When Recorded Mail To: Mail Tax Statements To:
the Edward James Bischofberger Trust
1227 Golden Eagle Court
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dean W. Hacker and Gail F. Hacker, husband and wife as joint tenants, with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Edward James Bischofberger, Trustee of the Edward James Bischofberger Trust dated December 11, 2002,

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

PARCEL 1:

LOT 7, BLOCK A, AS SHOWN ON THE FINAL MAP OF SOUTHGATE SERVICE PARK TWO (AN INDUSTRIAL SUBDIVISION), FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 2, 1992, IN BOOK 492, PAGE 182, AS DOCUMENT NO. 274729.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SHOWN IN DOCUMENTS RECORDED JULY 30, 1990, IN BOOK 790, PAGE 4348, AS DOCUMENT NO. 231288 AND BOOK 790 PAGE 4351, AS DOCUMENT NO. 231289 AND BY DOCUMENT AMENDING EASEMENT RECORDED, AUGUST 13, 1990, IN BOOK 890, PAGE 1913, AS DOCUMENT NO. 232249.

PARCEL 3:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 14 FEET OF LOT 8, IN BLOCK A, AS SET FORTH ON THE FINAL MAP OF SOUTHGATE SERVICE PARK TWO, AS SET FORTH IN THE DECLARATION OF DRIVEWAY EASEMENT RECORDED

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.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 01/26/2017

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-03-412-009
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$30,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$30,000.00
- d) Real Property Transfer Tax Due \$117.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Dean W. Hacker*

Capacity: Grantor

Signature: *Gail F. Hacker*

Capacity: Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Dean W. Hacker and Gail F. Hacker

Print Name: Edward Bischofberger

Address: 1355 Dresslerville Road

Address: 1227 Golden Eagle Court

City: Gardnerville

City: Gardnerville

State: NV Zip: 89460

State: NV Zip: 89410

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

Print Name: First American Title Insurance Company

File Number: 141-2516162 NMP/ NMP

Address: P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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