



KAREN ELLISON, RECORDER E07

APN: 1220-22-410-127

GRANT, BARGAIN SALE WARRANTY DEED

The undersigned grantors:

GARY RUTTAN and LINDSEY RUTTAN, husband and wife,
as community property with rights of survivorship,

do hereby convey, grant, bargain, sell and warrant to the following grantee:

GARY RUTTAN and LINDSEY RUTTAN, Trustees of the RUTTAN FAMILY TRUST, dated February 10, 2017,
and any amendments thereto,

grantors' interest in the real property located in the County of Douglas, State of Nevada described as follows:

Lot 939, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the office of
the County Recorder of Douglas County, State of Nevada, on March 27, 1974 in Book 374, Page
676 as Document No. 72456.

The property is conveyed with all warranties of title (subject to all encumbrances of record), together with each and
every tenement, hereditament, and appurtenance thereof.

The grantee, as Trustees of the above-referenced Trust, may sell, encumber, or otherwise transfer said property, or any
interest therein, and no person dealing with said Trustee has any duty to inquire as to the terms of the Trust or as to the
application of the proceeds from the sale, transfer, or encumbrance hereof.

The undersigned grantors, under penalties of perjury, declare that the actual consideration received for this
conveyance was NIL.

DATED: 03-31-2017

Grantors:

GARY RUTTAN

LINDSEY RUTTAN

LOOSE NOTARY ACKNOWLEDGEMENT ATTACHED

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)
) ss.:
COUNTY OF)

On 3-31, 2016, before me, Romelia V Soto, a Notary Public, personally appeared Gary Ruttan and Lindsey Ruttan, 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.

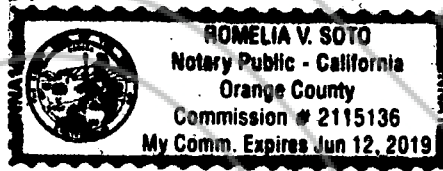
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Romelia V Soto
Notary Public

This deed was prepared by:

✓ OSHINS & ASSOCIATES, LLC
1645 Village Center Circle #170
Las Vegas, NV 89134
TELEPHONE: (702) 341-6000



MAIL TAX NOTICE/BILL/RECORDED DEED TO:

Ruttan Family Trust
c/o Gary Ruttan and Lindsey Ruttan, Trustees
1300 Adams Ave. 32 N.
Costa Mesa, CA 92626

State of Nevada

Declaration of Value Form

- 1. Assessor Parcel Number(s)
 - a) 1220-22-410-127
 - 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 RECORDER'S OPTION USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>SD-Trust Verified</u>	

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ _____

- 4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per NRS 375.090, Section: 07
 - b. Explain Reason for Exemption: Transfer without consideration to a 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 the 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 _____

Signature [Signature] Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gary Ruttan & Lindsey Ruttan
 Address: 1300 Adams Ave. 32 N.
 City: Costa Mesa
 State: CA Zip: 92626

Print Name: Ruttan Family Trust, Gary Ruttan and Lindsey Ruttan, Trustees
 Address: 1300 Adams Ave. 32 N.
 City: Costa Mesa
 State: CA Zip: 92626

COMPANY REQUESTING RECORDING (required if not seller or buyer)

Print Name: Oshins & Associates, LLC Esc. #: _____
 Address: 1645 Village Center Circle, Ste. 170
 City: Las Vegas, State: Nevada Zip: 89134