

**APN:** 1318-10-416-021

**R.P.T.T.:** \$0.00

**Exempt:** (7)

**Recording Requested By:**

smart!DEEDS

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

**After Recording Mail To:**

smart!DEEDS - 83729

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

**Send Subsequent Tax Bills To:**

Richard E. Wagner, Trustee, et al

6031 Anderson Road

Forestville, CA 95436

## **GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Richard E. Wagner, a married man as to all of his undivided one-third (1/3) interest**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Richard E. Wagner and Susan D. Wagner, Trustees of the Richard E. Wagner and Susan D. Wagner 2017 Trust**, whose address is 6031 Anderson Road, Forestville, California 95436,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

LOT 27, BLOCK 5, AS SHOWN ON THE MAP OF "PLAT OF 2<sup>ND</sup> ADDITION TO ZEPHYR HEIGHTS SUBDIVISION" FILED FOR RECORD JULY 6, 1948 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

MORE commonly known as: **265 South Martin Drive  
Zephyr Cove, Nevada 89448**

Per NRS 111.312 – The Legal Description appeared previously in **Grant Deed**, recorded on **December 23, 2005**, as Document No. **0664323** in Douglas County Records, Douglas County, Nevada.

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

WITNESS my/our hands, this 25 day of APRIL, 2017.

Richard E. Wagner  
Richard E. Wagner

STATE OF California )

COUNTY OF Sonoma )

ss

This instrument was acknowledged before me, this 25<sup>th</sup> day of April, 2017, by **Richard E. Wagner.**

NOTARY STAMP/SEAL

Tate Birnie  
Notary Public

Notary Public  
Title and Rank

My Commission Expires: May 3, 2021



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: Trust OK - JS

1. Assessor Parcel Number(s)

- a) 1318-10-416-021
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

- a) \_\_\_ Vacant Land
- b)  Single Fam. Res.
- c) \_\_\_ Condo/Townhouse
- d) \_\_\_ 2-4 Plex
- e) \_\_\_ Apt. Bldg
- f) \_\_\_ Comm'l/Ind'l
- g) \_\_\_ Agricultural
- h) \_\_\_ Mobile Home
- \_\_\_ Other: \_\_\_\_\_

3. Total Value /Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$0.00  
Transfer Tax Value: ( )  
Real Property Transfer Tax Due: \$0.00

4. **If Exemption Claimed:**

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

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: Richard E. Wagner Capacity: Grantor

Signature: Richard E. Wagner Capacity: Trustee

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

Print Name: **Richard E. Wagner**  
Address: **6031 Anderson Road**  
City: **Forestville**  
State: **California** Zip: **95436**

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

Print Name: **Richard E. Wagner and Susan D. Wagner 2017 Trust**  
Address: **6031 Anderson Road**  
City: **Forestville**  
State: **California** Zip: **95436**

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

Print Name: smart!DEEDS  
Address: 9041 South Pecos Road, 3900  
City, State, Zip: Henderson, NV 89074

Escrow #: \_\_\_\_\_

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