DOUGLAS COUNTY, NV

Rec:\$15.00 Total:\$15.00

2017-899059 05/24/2017 02:56 PM

**RUSCONI FOSTER & THOMAS** 

Pgs=3



KAREN ELLISON, RECORDER

APN: 1220-21-510-180

**RECORDING REQUESTED BY:** 

RUSCONI, FOSTER & THOMAS 30 Keystone Avenue Morgan Hill, CA 95037

WHEN RECORDED MAIL TO:

RUSCONI, FOSTER & THOMAS 30 Keystone Avenue Morgan Hill, CA 95037

MAIL TAX STATEMENTS TO:

Bruce L. Grattan Revocable Trust 3900 Blue Oaks Gilroy, CA 95020

## GRANT, BARGAIN & SALE DEED

THIS INDENTURE WITNESSETH: That Bruce L. Grattan, a married man as his sole and separate property, in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell to Bruce L. Grattan, Trustee of the Bruce L. Grattan Revocable Trust, dated April 13, 2015, all that real property situate in the County of Douglas, State of Nevada, bound and described as follows:

> Lot 296, as shown on the Map of Gardnerville Ranchos Unit No. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 29, 1973 in Book 573, page 1026, as Document No. 66512, Official Records of Douglas County, Nevada.

Commonly Known As: 752 Wagon Drive, Gardnerville, Nevada 89410

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. Subject to rights of way, restrictions, easements, covenants, and conditions of record.

Witness my hand this

9th day of May

## **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 Santa Clara	) ss. )			
On May 9,			DL crocker	
personally appeared Bri	ice L. Grattan,	who proved to me on t	the basis of satisfa	actory evidence to
be the person whose nar	me(s) is/are sub	scribed to the within i	instrument and acl	knowledged to me
that he/she/they execute	ed the same in h	nis/her/their authorized	l capacity(ies), and	d that by
his/her/their signature(s	) on the instrun	nent the person(s), or t	he entity(ies) upo	n behalf of which
the person(s) acted, exe	cuted the instru	ment.	Y //	
	100	The state of the s	AT .	

I certified 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.

De Crocker, Notary Public

D. L. CROCKER
COMM. #2120678
NOTARY PUBLIC - CALIFORNIA U
SANTA CLARA COUNTY ()
COMM. EXPIRES AUG. 21, 2019

## STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)  a) 1220-21-510-180  b) c) d)		
2.	Type of Property:		1
		FOR RECORDERS OPTIONAL USE	ONLY 🔪
		Book Page:	The state of the s
	c) Condo/Twnhse d) 2-4 Plex	Date of Recording:	The state of the s
	e) □Apt. Bldg f) □Comm'l/Ind'l	Notes:	0.1
	g) □Agricultural h) □Mobile Home □ □Other	51)-1 MS+ WM	+ud
3.	Total Value/Sales Price of Property	\$N/A	<u>.</u>
	Deed in Lieu of Foreclosure Only (value of proper	rty) (	)
	Transfer Tax Value:	\$N/A	
	Real Property Transfer Tax Due	\$ N/A	
		\ \ \ /	
4.	If Exemption Claimed:		
	a. Transfer Tax Exemption per NRS 375.090, S	Section 07	
	b. Explain Reason for Exemption: Transfer to or		
5.	Partial Interest: Percentage being transferred:	100_%	
	The undersigned declares and acknowledges, und	der penalty of periupy pursuant to NPS	375 060 and
NIDO	375.110, that the information provided is correct to		
		The state of the s	
	ported by documentation if called upon to substantiat		
200	ies agree that disallowance of any claimed exemption		
	ult in a penalty of 10% of the tax due plus interest at 1	7 /	30, the Buye
100	Seller shall be jointly and severally liable for any ad		
Sign	nature Druce To Strategies	CapacityGrantor	
Sign	nature Bruce L Hrallan	Capacity Grantee	
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFOR	MATION
	(REQUIRED)	(REQUIRED)	
Print	t Name: Bruce L. Grattan	Print Name: Bruce L. Grattan Revo	cable Trust
Addı	ress: 3900 Blue Oaks	Address: 3900 Blue Oaks	
	Gilroy	City: Gilroy	
State	e: CA Zip: 95020	State: CA Zip: 95020	
CON	IPANY/PERSON REQUESTING RECORDING (re	equired if not seller or huver)	
		scrow #	
	ress: 30 Keystone Avenue		<del></del>
City	Morgan Hill State: CA		
AS A	A PUBLIC RECORD THIS FORM MAY BE RECORDED	D/MICROFILMED	