

A.P.N.: 1319-10-212-001  
File No: 143-2522158 (mk)  
R.P.T.T.: \$2,047.50

When Recorded Mail To: Mail Tax Statements To:  
Brian Huiner and C Denise Stewart  
3014 Windsor Dr  
Antioch, CA 94509

***GRANT, BARGAIN and SALE DEED***

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

Julie Christine Neuberger-Pierson as Trustee of The Julie Neuberger Trust Agreement  
Declaration of Trust made as of February 5, 2016

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

Brian Huiner and C. Denise Stewart, husband and wife as joint tenants

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

**LOT 13, IN BLOCK A, AS SHOWN ON THE OFFICIAL MAP OF SIERRA SHADOWS  
SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS  
COUNTY, NEVADA, ON JUNE 30, 1980, AS DOCUMENT NO. 45811.**

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: 05/31/2017

Julie Christine Neuberger-Pierson as Trustee of  
The Julie Neuberger Trust Agreement  
Declaration of Trust made as of February 5,  
2016

*Julie Christine Neuberger-Pierson* Trustee  
Julie Christine Neuberger-Pierson, Trustee

STATE OF ~~NEVADA~~ )  
*California* ) ss.  
COUNTY OF )  
~~DOUGLAS~~ *Fresno* )

This instrument was acknowledged before me on  
07-12-2017 by

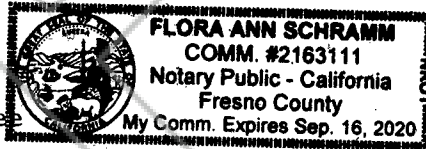
~~Julie Neuberger Trust.~~

Julie Christine Neuberger-Pierson, Trustee

*Flora Ann Schramm*

Notary Public

(My commission expires: 09-16-2020 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
06/22/2017 under Escrow No. 143-2522158

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-10-212-001  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$525,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$525,000.00  
 d) Real Property Transfer Tax Due \$2,047.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

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: Julie Christine Neuberger-Pelton  
 Signature: \_\_\_\_\_

Capacity: Trustee/seller  
 Capacity: \_\_\_\_\_

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

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

Print Name: The Julie Neuberger Trust  
 Address: 3490 Bloomfield Lane  
 City: Clovis  
 State: CA      Zip: 93619

Print Name: Stewart  
 Address: 202 Kinsey Way  
 City: Genoa  
 State: NV      Zip: 89411

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

Print Name: First American Title Insurance Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2522158 mk/ mk  
 State: NV      Zip: 89423

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