

A.P.N.: 1320-23-002-074
File No: 143-2523406 (mk)
R.P.T.T.: \$586.95 C

When Recorded Mail To: Mail Tax Statements To:
Philip Michael Kraus Trust
26925 Falling Leaf Drive
Laguna Hills, CA 92653

GRANT, BARGAIN and SALE DEED

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

Grandview Douglas, LLC, a Nevada limited liability company

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

Philip Michael Kraus Trustee of The Philip Michael Kraus Revocable Living Trust dated
June 22, 2005

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

PARCEL 1:

**LOT 39 AS SHOWN ON THE MAP (PD 99-12-01) OF GRANDVIEW ESTATES, PHASE 1,
FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JANUARY 6, 2003,
FILE NO. 562908.**

PARCEL 2:

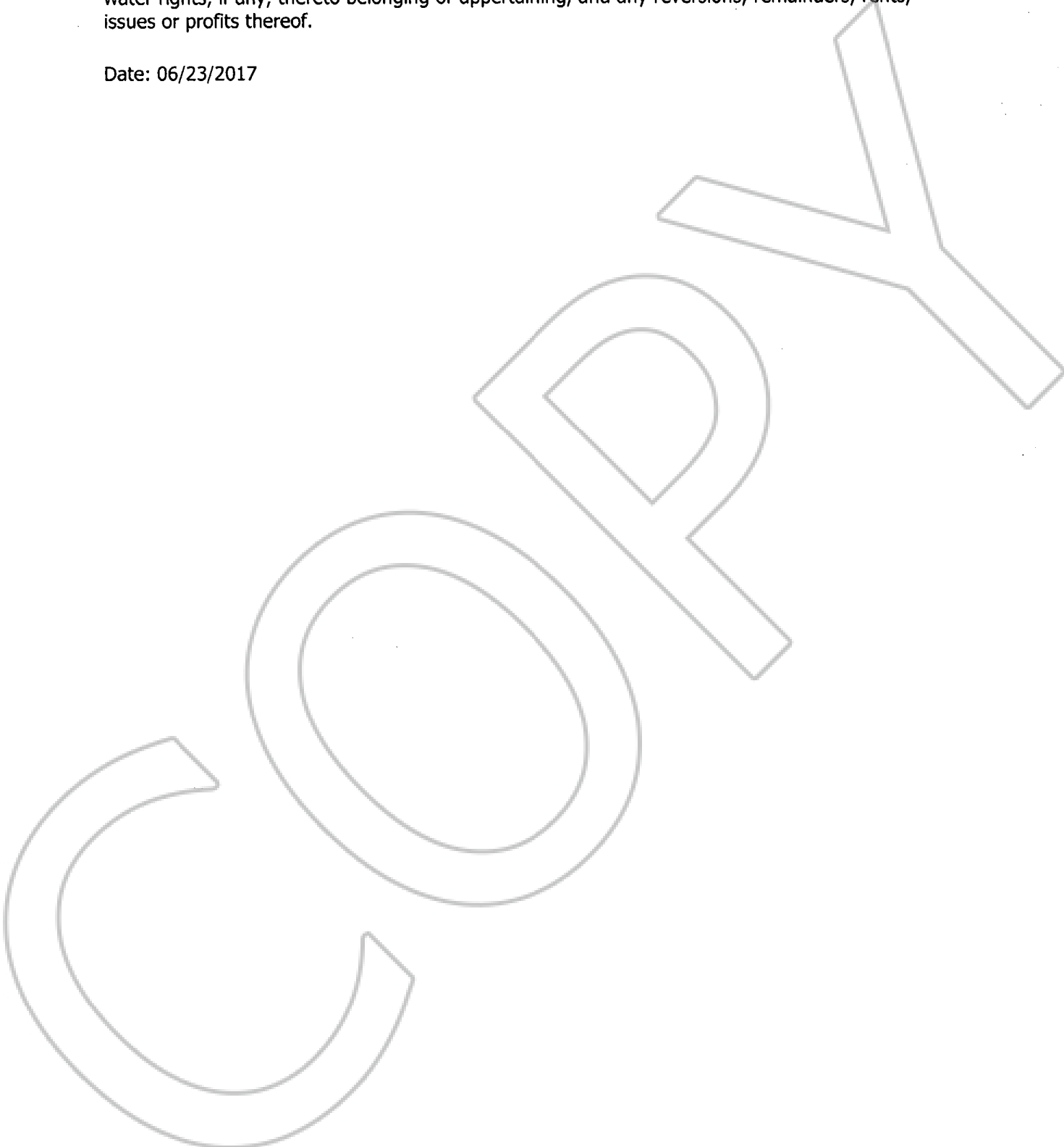
**A NON-EXCLUSIVE STORMWATER DRAINAGE EASEMENT AS SET FORTH IN GRANT OF
STORMWATER DRAINAGE EASEMENT AND MAINTENANCE AGREEMENT DATED JUNE
27, 2011, RECORDED JULY 22, 2011 AS INSTRUMENT NO. 786781 OF OFFICIAL
RECORDS.**

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: 06/23/2017



Grandview Douglas, LLC, A Nevada Limited Liability Company

SCM Corp. of Nevada

By 
Name: Mark A. Trinta
Title: Secretary

STATE OF _____)
COUNTY OF _____) **ss.**

see Attached

This instrument was acknowledged before me on _____
Mark A. Trinta, Secretary

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 23, 2017** under Escrow No. **143-2523406**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-23-002-074
 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 RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$150,150.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$150,150.00
 d) Real Property Transfer Tax Due \$586.95

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: *Philip Michael Kraus*

Capacity: agent

Signature: _____

Capacity: _____

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

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

Print Name: Grandview Douglas, LLC

Print Name: Philip Michael Kraus Trust

Address: 1920 Standiford Ave #1

Address: 26925 Falling Leaf Drive

City: Modesto

City: Laguna Hills

State: CA Zip: 95350

State: CA Zip: 92653

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

Print Name: First American Title Insurance Company

File Number: 143-2523406 mk/ mk

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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