DOUGLAS COUNTY, NV

RPTT:\$586.95 Rec:\$17.00

2017-901499

Pgs=4

07/18/2017 09:37 AM

\$603.95

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

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

- 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

Liability Company	
SCM Corp. of Nevada	\ \
March	\sim
Name: Mark A. Trinta Title: Secretary	
STATE OF	Attoolul
COUNTY OF : ss.	Soe
This instrument was acknowledged before me on Mark A. Trinta, Secretary	<u> </u>
NAME OF THE PARTY	
Notary Public (My commission expires:)	
This Notary Acknowledgement is attached to that certain Grant, Bar 23, 2017 under Escrow No. 143-2523406.	rgain Sale Deed dated June

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate document to which this certificate is attached, and not the	verifies only the identity of the individual who signed the truthfulness, accuracy, or validity of that document.	
State of California) County of Stanislaus) On JWy 10, 2017 before me, Date Mark A. T	Here Insert Name and Title of the Officer	
/		
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.		
of is is work in the state of t	the State of California that the foregoing paragraph true and correct. ITNESS my hand and official seal. gnature Signature of Notary Public	
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.		
Description of Attached Document Title or Type of Document: Signer(s) Other Than Named Above:		
Capacity(ies) Claimed by Signer(s) Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer Is Representing:	Signer's Name: Corporate Officer — Title(s): Partner — Limited General Individual Attorney in Fact Guardian or Conservator Other: Signer Is Representing:	
	e.ge. to representing.	

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	
a)	1320-23-002-074	
p)		\ \
c) _. d)		\ \
		\ \
2.	Type of Property	FOR RECORDERS OPTIONAL USE
a)		
c)	Condo/Twnhse d) 2-4 Plex	Book Page:
e)	Apt. Bldg. f) Comm'l/Ind'l	Date of Recording:
g)	Agricultural h) Mobile Home	Notes:
i)	Other	
3.	a) Total Value/Sales Price of Property:	\$150,150.00
	b) Deed in Lieu of Foreclosure Only (value of pro	perty) (_\$)
	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:	%
375	The undersigned declares and acknowledges, up. 060 and NRS 375.110, that the information p	nder penalty of perjury, pursuant to NRS rovided is correct to the best of their
info	rmation and belief, and can be supported by docu	imentation if called upon to substantiate
the	information provided herein. Furthermore, the med exemption or other determination of addition	parties agree that disallowance of any
10%	% of the tax due plus interest at 1% /per month. P	ursuant to NRS 375.030, the Buyer and
Sell	ler shall be jointly and severally liable for any additi	ional amount owed.
Sig	nature:	Capacity:
Sign		Capacity:O
-	SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Drin		Print Name: Philip Michael Kraus Trust
		Address: 26925 Falling Leaf Drive
City		City: Laguna Hills
Sta		State: CA Zip: 92653
	MPANY/PERSON REQUESTING RECORDING (r	
	First American Title Insurance	
		ile Number: 143-2523406 mk/ mk
City	dress 1663 US Highway 395, Suite 101 : Minden S	State: NV Zip: 89423
The same of	(AC A DUBLIC DECORD THIS FORM MAY B	