

A.P.N.: 1219-03-001-041  
File No: 143-2531664 (mk)  
R.P.T.T.: \$1,891.50

When Recorded Mail To: Mail Tax Statements To:  
Barbara A. Gerland  
224 Peach Court  
Gardnerville, NV 89460

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

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

Lynsey Noelle Willadsen-LaScola, Executor of the Estate of Thomas Paul Willadsen  
deceased

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

Barbara A. Gerland, an unmarried woman and and Michael D. Gerland, a married man  
as his sole and separate property as joint tenants

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

**PARCEL 1-A, AS SET FORTH ON PARCEL MAP #4, FOR COLDWELL BANKER ITILDO,  
INC., FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER,  
OCTOBER 20, 1992, IN BOOK 1092, PAGE 3274 AS DOCUMENT NO. 291152 OF  
OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

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: 11/16/2017

Lynsey Noelle Willadsen-LaScola, Executor of  
the Estate of Thomas P. Willadsen

  
Lynsey Noelle Willadsen-LaScola

STATE OF \_\_\_\_\_ )  
  ) **ss.**  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Lynsey Noelle Willadsen-LaScola.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**November 16, 2017** under Escrow No. **143-2531664.**

*Attached (A Acknowledgement)*



# All-purpose Acknowledgment California only

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.

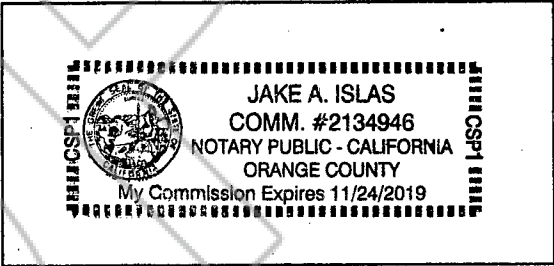
State of California

County of Orange

On 11/29/17 before me, Grant, Bergman & Soto Real (here insert name and title of the officer),

personally appeared Lynsey Noelle Willcoxon - LaSota

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.



Notary Seal

I certify 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.

Signature [Handwritten Signature]

### For Bank Purposes Only

Description of Attached Document

Type or Title of Document Grant, Bergman & Soto Real

Document Date 11/29/17 Number of Pages 2

Signer(s) Other Than Named Above \_\_\_\_\_



F001-000DSG5350CA-01

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-03-001-041
- 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: \$485,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$485,000.00
- d) Real Property Transfer Tax Due \$1,891.50

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: *mkels*  
Signature: \_\_\_\_\_

Capacity: *agent*  
Capacity: \_\_\_\_\_

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

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

Lynsey Noelle Willadsen-LaScola,  
Executor of the Estate of Thomas  
Print Name: P. Wi  
Address: 9691 Port Royal Circle  
City: Huntington Beach  
State: CA Zip: 92646

Print Name: Barbara A. Gerland  
Address: 224 Peach Court  
City: Gardnerville  
State: NV Zip: 89460

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

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

File Number: 143-2531664 mk/ mk  
State: NV Zip: 89423

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