

DOUGLAS COUNTY, NV  
RPTT:\$1868.10 Rec:\$35.00  
\$1,903.10 Pgs=7

**2018-909792**  
01/29/2018 02:29 PM

TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Frances Carline Rauber, Surviving Trustee of the  
Spencer N. and Frances Carline Rauber Trust dated  
October 18, 1999, and any amendments thereto.

1740 Foothill Road  
Genoa, NV 89460

MAIL TAX STATEMENTS TO:  
Frances Carline Rauber, Surviving Trustee of the  
Spencer N. and Frances Carline Rauber Trust dated  
October 18, 1999, and any amendments thereto.  
same as above

Escrow No. 1800244-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1319-03-811-010

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$1,868.10

**\*\*this document has been signed with counter part signatures\*\***

### **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Beverly Jean Wurtele, Donna J. Wood, Lynn A. Brown and  
Connie L. Roth, Co-Trustees of the Wurtele Family Trust dated August 28, 1991

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Frances Carline Rauber, Surviving Trustee of the Spencer N. and Frances  
Carline Rauber Trust dated October 18, 1999, and any amendments thereto.

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

Beverly Jean Wurtele, Donna J. Wood, Lynn  
A. Brown and Connie L. Roth, Co-Trustees  
of the Wurtele Family Trust

*Beverly Jean Wurtele*  
Beverly Jean Wurtele, Co-Trustee

*Donna J. Wood*  
Donna J. Wood, Co-Trustee

\_\_\_\_\_  
Lynn A. Brown, Co-Trustee

\_\_\_\_\_  
Connie L. Roth, Co-Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on \_\_\_\_\_  
by Beverly Jean Wurtele, Donna J. Wood, Lynn A. Brown and Connie L. Roth, Co-Trustees of the Wurtele  
Family Trust

\_\_\_\_\_  
NOTARY PUBLIC

*See Attached*

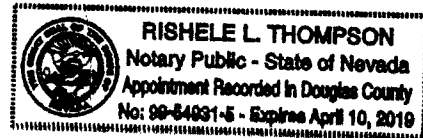
State of Nevada  
County of Douglas

} ss:

*1/25/2018*

This instrument was acknowledged before me on \_\_\_\_\_  
by *Beverly Jean Wurtele*

*[Signature]*  
\_\_\_\_\_  
Notary Public



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Nevada )

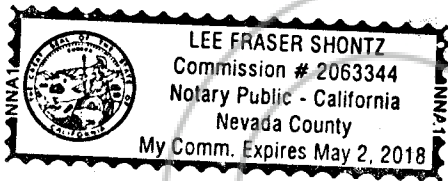
On January 24, 2018 before me, Lee Fraser Shontz, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Donna J. Wood  
Name(s) of Signer(s)

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.

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]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ 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  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Beverly Jean Wurtele, Donna J. Wood, Lynn  
A. Brown and Connie L. Roth, Co-Trustees  
of the Wurtele Family Trust

\_\_\_\_\_  
Beverly Jean Wurtele, Co-Trustee

\_\_\_\_\_  
Donna J. Wood, Co-Trustee

\_\_\_\_\_  
Lynn A. Brown, Co-Trustee

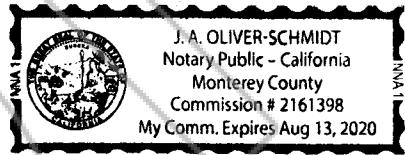
*Connie L. Roth*  
\_\_\_\_\_  
Connie L. Roth, Co-Trustee

*JAOS*  
STATE OF ~~NEVADA~~ *California*  
COUNTY OF ~~DOUGLAS~~ *Monterey*  
*JAOS*

} ss:

This instrument was acknowledged before me on *January 24 2018*  
by ~~Beverly Jean Wurtele, Donna J. Wood, Lynn A. Brown and Connie L. Roth, Co-Trustees of the Wurtele Family Trust~~

*J. A. Oliver-Schmidt*  
NOTARY PUBLIC



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

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 Monterey

On January 24 2018 before me, J.A. Oliver-Schmidt Notary Public

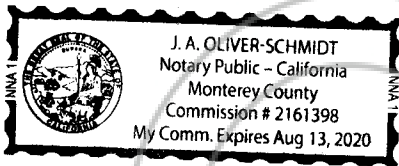
Date

Here Insert Name and Title of the Officer

personally appeared Connie L. Roth

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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.



Place Notary Seal and/or Stamp Above

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

Signature of Notary Public

**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: Grant, Bargain, Sale Deed

Document Date: 1/24/2018

Number of Pages: \_\_\_\_\_

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

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Partner –  Limited  General

Individual

Attorney in Fact

Individual

Attorney in Fact

Trustee

Guardian of Conservator

Trustee

Guardian of Conservator

Other: \_\_\_\_\_

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Beverly Jean Wurtele, Donna J. Wood, Lynn A. Brown and Connie L. Roth, Co-Trustees of the Wurtele Family Trust

\_\_\_\_\_  
Beverly Jean Wurtele, Co-Trustee

\_\_\_\_\_  
Donna J. Wood, Co-Trustee

*Lynn A. Brown*

\_\_\_\_\_  
Lynn A. Brown, Co-Trustee

\_\_\_\_\_  
Connie L. Roth, Co-Trustee

STATE OF <sup>CA</sup> NEVADA  
COUNTY OF DOUGLAS *Riverside*

} ss:

This instrument was acknowledged before me on, Jan 25, 2018  
by Beverly Jean Wurtele, Donna J. Wood, Lynn A. Brown and Connie L. Roth, Co-Trustees of the Wurtele Family Trust

*L. Reimer*

\_\_\_\_\_  
NOTARY PUBLIC



Escrow No. 1800244-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL I:**

Lot 10, Block A, as said Lot and Block is set forth on the Final Map of GENOA LAKES PHASE 2, a Planned Unit Development, recorded June 2, 1994 in the Official Records of Douglas County, Nevada, as Document Number 338683.

**PARCEL II:**

That Certain Exclusive Use and Landscape Easement described as follows:

COMMENCING at the Northwesterly corner of Unit 10 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development Document No. 338683 of the Douglas County Recorder's Office, said point bears North 26°12'41" West, 128.24 feet from Tie Point "C" as shown on the Genoa Lakes Phase 2 Final Map;

Thence North 42° 52' 19" East, along the Northerly line of said Unit 10, 56.33 feet to the TRUE POINT OF BEGINNING;

Thence North 42° 52' 19" East, 33.00 feet;

Thence South 43° 48' 14" East, 78.73 feet;

Thence South 48° 48' 03" West, 35.00 feet to the Northeasterly corner of Unit 11 as shown on said Genoa Lakes Phase 2 Final Map;

Thence South 48° 48' 03" West, along the Northerly line of said Unit 11, 24.00 feet;

Thence North 41° 11' 57" West, 4.00 feet;

Thence South 48° 48' 03" West, 12.56 feet;

Thence North 47° 07' 41" West, 12.23 feet to a point on the Southerly line of Unit 10 being amended to the Typical House Plan 3 as shown on said Genoa Lakes Phase 2 Final Map;

Thence along the Southerly and Easterly boundary lines of said amended Unit 10 the following 8 courses:

1. North 42° 52' 19" East, 64.00 feet;
2. North 47° 07' 41" West, 2.33 feet;
3. North 42° 52' 19" East, 2.00 feet;
4. North 47° 07' 41" West, 12.50 feet;
5. South 42° 52' 19" West, 2.00 feet;
6. North 47° 07' 41" West, 2.33 feet;
7. South 42° 52' 19" West, 21.67 feet;
8. North 47° 07' 41" West, 37.83 feet to the POINT OF BEGINNING.

APN: 1319-03-811-010

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-03-811-010  
 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 ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 479,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 479,000.00  
 d. Real Property Transfer Tax Due: \$ 1,868.10

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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 Lynn A. Brown Capacity Trustee  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Beverly Jean Wurtele, Donna J. Wood,  
 Lynn A. Brown and Connie L. Roth, Co-Trustees of  
 the Wurtele Family Trust  
Lynn A. Brown  
 Address: P.O. Box 6777  
 City: Incline Village  
 State: Zip: NV 89450

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Frances Carline Rauber, Surviving  
 Trustee of the Spencer N. and Frances Carline  
 Rauber Trust dated October 18, 1999, and any  
 amendments thereto.  
 Address: 1740 Foothill Rd  
 City: Gardnerville  
 State: Zip: NV 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01800244-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED