

A.P.N.: 121902000022
File No: 143-2543542 (mk)
R.P.T.T.: \$5,850.00

When Recorded Mail To: Mail Tax Statements To:
James E. Mohr and Lori D. Mohr
1238 Mottsville Meadows Way
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Thomas Gerken and Anne Gerken, Trustees of the Gerken Family Living Trust Dated
October 12, 1995

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

James E. Mohr and Lori D. Mohr, husband and wife as joint tenants with right of
survivorship

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

PARCEL 1:

ADJUSTED PARCEL 2A-2, AS SET FORTH ON THAT CERTAIN PARCEL MAP LDA #03-032 FOR MOTTSSVILLE MEADOWS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 15, 2004 IN BOOK 0604, AT PAGE 7430, AS DOCUMENT NO. 616151.

PARCEL 2:

AN EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITY AND DITCH MAINTENANCE OVER AND ACROSS THE EASTERLY 60 FEET OF ADJUSTED PARCEL 1-A AS IMPOSED ON THAT CERTAIN RECORD OF SURVEY RECORDED APRIL 25, 2003, IN BOOK 0403 OF OFFICIAL RECORDS, AT PAGE 12074, AS DOCUMENT NO. 574619.

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: 05/09/2018

COPY

Thomas Gerken and Anne Gerken, Trustees of
the Gerken Family Living Trust dated October
12, 1995

Thomas Gerken Trustee
Thomas Gerken, Trustee

Anne Gerken Trustee
Anne Gerken, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 6-20-18 by
Thomas Gerken and Anne Gerken, Trustees of the Gerken Family Living Trust.

Mary Kelsh
Notary Public
(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 09, 2018** under Escrow No. **143-2543542**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 121902000022
- 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: \$1,500,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,500,000.00
- d) Real Property Transfer Tax Due \$5,850.00

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: *M. Gerken*
Signature: _____

Capacity: *agent*
Capacity: _____

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

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

Thomas Gerken and Anne Gerken, Trustees of the Gerken
Print Name: Family Living Trust

James E. Mohr and Lori D. Mohr
Print Name: Mohr

Address: PO Box 10798

Address: 1238 Mottsville Meadows Way

City: Zephyr Cove

City: Gardnerville

State: NV Zip: 89448

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: 143-2543542 mk/ mk
State: NV Zip: 89423

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