

A.P.N.: 1320-33-816-058  
File No: 143-2549520 (NF)  
R.P.T.T.: \$1,462.50

When Recorded Mail To: Mail Tax Statements To:  
John L. Schwabacher, Jr.  
PO Box 1124  
Tres Pinos, CA 95025

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

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

Hazel Sizemore, trustee of The Wayne H. and Hazel Sizemore Family Trust dated October 5, 1989

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

John L. Schwabacher, Jr., a married man as his sole and separate property, as to an undivided 79.84% interest and John L. Schwabacher, Jr., trustee of the Jackson Schwabacher 2002 Irrevocable Children's Trust as to an undivided 20.16% interest

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

**LOT 25, BLOCK B; AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-11 FOR CHICHESTER ESTATES PHASE 11, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AND RECORDED DECEMBER 27, 2002 IN BOOK 1202, PAGE 12732, AS DOCUMENT NO. 562225, AND BY CERTIFICATE OF AMENDMENT RECORDED MARCH 27, 2003 IN BOOK 0303, PAGE 13037, AS DOCUMENT NO. 0571430 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**ASSESSORS PARCEL NUMBER 1320-33-816-058.**

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.

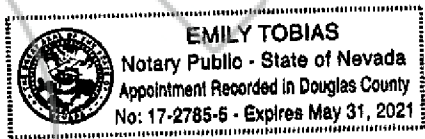
Hazel Sizemore, trustee of The Wayne H. and Hazel Sizemore Family Trust dated October 5, 1989

~~Hazel Sizemore~~ Trustee  
Hazel Sizemore, Trustee

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

This instrument was acknowledged before me on August 30, 2018 by **Hazel Sizemore.**

*Emily Tobias*  
Notary Public  
(My commission expires: 5/31/21 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 07, 2018** under Escrow No. **143-2549520**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-816-058
- 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: \$375,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$375,000.00
- d) Real Property Transfer Tax Due \$1,462.50

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: *CH Fry*

Capacity: *E. Officer*

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: The Wayne H. and Hazel Sizmore Family Trust  
 Address: 1419 Chiltern Ct  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: John L. Schwabacher, Jr. and Jackson Schwabacher Children's Trust  
 Address: 2002 Irrevocable PO Box 1124  
 City: Tres Pinos  
 State: CA Zip: 95025

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

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

File Number: 143-2549520 NF/ NF  
 State: NV Zip: 89423

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