

A.P.N.: 1320-32-813-008  
File No: 141-2537732 (NF)  
R.P.T.T.: \$-0- #17



KAREN ELLISON, RECORDER

E07

When Recorded Mail To: Mail Tax Statements To:  
Dustin M. Kirchner and Tiffany L. Kirchner  
1454 Douglas Avenue  
Gardnerville, NV 89410

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

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

Michael H. Kirchner and Karen H. Kirchner, Trustees, and their successors, under The Michael and Karen Kirchner Family Trust U/D/T 05-20-04, as community property

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

Dustin M. Kirchner and Tiffany L. Kirchner, 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:

**LOT 3, BLOCK B, IN THE HAWKINS ADDITION TO THE TOWN OF GARDNERVILLE, AS PER THE OFFICIAL MAP OR PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 16, 1915, AS DOCUMENT NO. 3000.**

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: 02/22/2018

Michael H. Kirchner and Karen H. Kirchner,  
Trustees of The Michael and Karen Kirchner  
Family Trust dated May 20, 2004

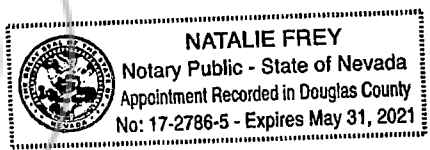
Michael H. Kirchner TRUSTEE  
Michael H. Kirchner, Trustee

Karen H. Kirchner TRUSTEE  
Karen H. Kirchner, Trustee

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

This instrument was acknowledged before me on 10/08/18 by  
**Michael H. Kirchner and Karen H. Kirchner.**

Natalie Frey  
Notary Public  
(My commission expires: 05/31/2021 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**February 22, 2018** under Escrow No. **141-2537732.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-32-813-008
- 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: Verified Trust - A

3. a) Total Value/Sales Price of Property: \_\_\_\_\_

\$126,000.00

b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )

c) Transfer Tax Value: \_\_\_\_\_

\$-0-

d) Real Property Transfer Tax Due \_\_\_\_\_

\$-0-

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: #7

b. Explain reason for exemption:  
FROM PARENT'S TRUST TO CHILDREN WITHOUT

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ % CONSIDERATION

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 Tracy

Capacity: Officer

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

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

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

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

Print Name: The Michael and Karen Kirchner  
Family Trust

Print Name: Dustin M. Kirchner and  
Tiffany L. Kirchner

Address: 226 Sierra Shadows Lane

Address: 1454 Douglas Avenue

City: Gardnerville

City: Gardnerville

State: NV Zip: 89410

State: NV Zip: 89410

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

Print Name: First American Title Insurance  
Company

File Number: 141-2537732 NF/ NF

Address: P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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