

A.P.N.: 1318-23-212-060
File No: 123-2555387 (VD)
R.P.T.T.: \$3,120.00

When Recorded Mail To: Mail Tax Statements To:
Paul Krause and Alison Ganong
PO Box 562
Carnelian Bay, CA 96140

GRANT, BARGAIN and SALE DEED

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

Leroy D. Watson and Lisa Marie Watson, Trustees of the Leroy D & Lisa Marie Watson
Family Trust dated March 28, 2001

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

Paul Krause and Alison Ganong, 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 31A, OF LAKE VILLAGE UNIT NO. 2C, AS SHOWN ON THE OFFICIAL MAP
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,
NEVADA, ON MARCH 10, 1972, IN BOOK 97, PAGE 442, AS DOCUMENT NO. 58124,
AND AMENDED APRIL 20, 1973, IN BOOK 473, PAGE 1145, AS DOCUMENT NO. 65826;
CERTIFICATE OF AMENDMENT RECORDED JANUARY 31, 1978 IN BOOK 178, PAGE
1838, AS DOCUMENT NO. 17211 AND ON THE 2ND AMENDED MAP TO RELOCATE
LOTS 12A AND 12B OF LAKE VILLAGE UNIT 2-C RECORDED OCTOBER 25, 1978, AS
DOCUMENT NO. 26689, IN THE OFFICE OF THE COUNTY RECORDS.**

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: 11/26/2018

Leroy D. Watson and Lisa Marie Watson,
Trustees of the Leroy D & Lisa Marie Watson
Family Trust

Leroy D. Watson
Leroy D. Watson, Trustee

Lisa Marie Watson
Lisa Marie Watson, Trustee

STATE OF)
) : ss.
COUNTY OF)

see attached

This instrument was acknowledged before me on _____ by
Leroy D. Watson and Lisa Marie Watson,
Trustees of the Leroy D & Lisa Marie Wat.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
11/27/2018 under Escrow No. 123-2555387

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 12-03-2018 before me, Joshua Gatica, Notary Public,
(Here Insert name and title of the official)

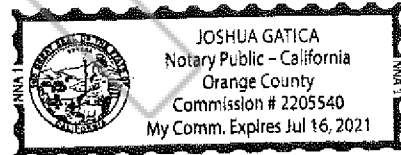
personally appeared Leroy D. Watson & Lisa Marie Watson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by 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.


Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Grant, Bargain, and Sale
(Title or description of attached document)

Deed
(Title or description of attached document continued)

Number of Pages 2 Document Date 12-3-18

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-23-212-060
 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) Comm1/Ind1
 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: \$800,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$800,000.00
 d) Real Property Transfer Tax Due \$3,120.00

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: *Leroy D. Watson*
 Signature: *Lisa Marie Watson*

Capacity: Grantor
 Capacity: Grantor

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

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

Print Name: Leroy D. Watson and Lisa Marie Watson, Trustees
 Address: PO Box 1191
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Paul Krause and Alison Ganong
 Address: PO Box 562
 City: Carnellan Bay
 State: CA Zip: 96140

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

Print Name: Company
 Address: 940 Southwood Blvd, Suite 203
 City: Incline Village

File Number: 123-2555387 VD/ km
 State: NV Zip: 89451

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

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Signature: [Signature]
 Signature: [Signature]

Capacity: Grantee
 Capacity: Grantee

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(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Leroy D. Watson and Lisa Marie Watson, Trustees
 Address: PO Box 1191
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Paul Krause and Alison Ganong
 Address: PO Box 562
 City: Camelian Bay
 State: CA Zip: 96140

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

Print Name: First American Title Insurance Company File Number: 123-2555387 VD/km
 Address: 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

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