

A.P.N.: 1320-32-812-002
File No: 143-2552730 (NF)
R.P.T.T.: \$1,160.25

When Recorded Mail To: Mail Tax Statements To:
Georgianna Romero Drees-Wasmer
1168 High school Street
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Agnieszka M. Winkler, Trustee of The Agnieszka M. Winkler 2000 Revocable Trust

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

Georgianna Romero Drees-Wasmer, an unmarried woman

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

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 20 EAST, MDM, COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF REVISED LOT 2, SAID POINT BEARS NORTH 32°36'32" WEST, 59.87 FEET FROM THE CENTERLINE INTERSECTION OF GARDEN GLEN COURT AND HIGH SCHOOL STREET AS SHOWN ON THE FINAL MAP FOR GARDEN GLEN PATIO HOMES, DOCUMENT NO. 389450 OF THE DOUGLAS COUNTY RECORDER'S OFFICE AND BEING A 5/8" REBAR WITH ALUMINUM CAP STAMPED PLS 6497 INSIDE OF A SURVEY WELL;

**THENCE NORTH 39°40'51" WEST, 49.00 FEET;
THENCE NORTH 50°19'09" EAST, 35.00 FEET;
THENCE SOUTH 39°40'51" WEST, 53.00 FEET;
THENCE SOUTH 50°19'09" WEST, 20.00 FEET;
THENCE SOUTH 39°40'51" WEST, 4.00 FEET;
THENCE SOUTH 50°19'09" WEST, 15.00 FEET TO THE POINT OF BEGINNING.**

SAID PROPERTY IS ALSO SHOWN AS REVISED LOT 2 ON THE RECORD OF SURVEY TO SUPPORT A LOT LINE ADJUSTMENT FOR WALLER/FITCH GARDNERVILLE VENTURE & GARDEN GLEN PATIO HOMES HOMEOWNERS ASSOCIATION FILED MARCH 12, 1998 AS INSTRUMENT NO. 434596.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN

**THAT CERTAIN DOCUMENT RECORDED JANUARY 03, 2006, IN BOOK 106, PAGE 441,
AS INSTRUMENT NO. 664857.**

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.

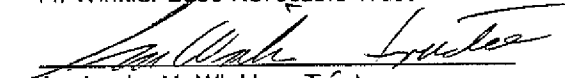
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 10/02/2018

DRAFT

COOPER

Agnieszka M. Winkler, Trustee of The Agnieszka
M. Winkler 2000 Revocable Trust


Agnieszka M. Winkler, Trustee

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

see attached

This instrument was acknowledged before me on _____ by
Agnieszka M. Winkler.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 02, 2018 under Escrow No. **143-2552730.**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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)SS
COUNTY OF San Mateo)

On October 25, 2018 before me, Maura Freitas, Notary Public, personally appeared Agnieszka Winkler

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 Maura Freitas



This area for official notarial seal.

**OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

Agnieszka Winkler
Name of Person or Entity

Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: Avant bargain and sale deed

NUMBER OF PAGES 3 DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-32-812-002
- 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: \$297,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$297,500.00
- d) Real Property Transfer Tax Due \$1,160.25

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: [Signature]
Signature: _____

Capacity: Grantor
Capacity: _____

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

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

Print Name: The Agnieszka M. Winkler 2000 Revocable Trust
Address: 1 Baldwin Ave Apt #1022
City: San Mateo
State: CA Zip: 94401

Print Name: Georgianna Drees-Wasmer
Address: 1168 High school Street
City: Gardnerville
State: NV Zip: 89410

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

Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2552730 NF/ NF
State: NV Zip: 89423

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