

A.P.N.: 1121-05-511-011  
File No: 143-2559088 (mk)  
R.P.T.T.: \$965.25

When Recorded Mail To: Mail Tax Statements To:  
Douglas F. Gallagher, Trustee of the Douglas F. Gallagher  
Revocable Living Trust  
113 Walker Street  
Gardnerville, NV 89410

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

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

John Knappenberger, a married man as his sole and separate property

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

Douglas F. Gallagher, Trustee of the DOuglas F. Gallagher Revocable Living Trust dated  
6-25-1996

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

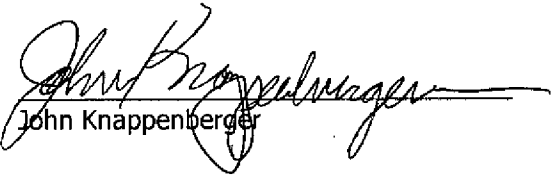
**LOT 36, AS SET FORTH ON RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT NO. 2, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JULY 7, 2000, IN BOOK 0700, PAGE 972, AS DOCUMENT NO. 495433 AND AMENDED APRIL 17, 2001, IN BOOK 0401, PAGE 4191, AS DOCUMENT NO. 512460.**

*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.

Subject to

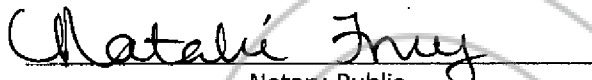
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 02/13/2019

  
John Knappenberger

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

This instrument was acknowledged before me on 02/22/19 by **John Knappenberger.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 13, 2019** under Escrow No. **143-2559088.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1121-05-511-011
- 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: \$247,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$247,500.00
- d) Real Property Transfer Tax Due \$965.25

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: *John Knappenberger*  
 Signature: \_\_\_\_\_

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

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

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

Print Name: John Knappenberger  
 Address: 113 Walker Street  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Trust  
 Address: 113 Walker Street  
 City: Gardnerville  
 State: NV Zip: 89410

**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: 143-2559088 mk/ mk  
 State: NV Zip: 89423

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