

A.P.N.: 1320-30-114-006
File No: 143-2557535 (mk)
R.P.T.T.: \$1,626.30

When Recorded Mail To: Mail Tax Statements To:
Pensco Trust Company., LLC Custodian FBO
PO Box 173859
Denver , CO 80217

GRANT, BARGAIN and SALE DEED

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

Michael D. Kraatz and Sandra A. Kraatz, husband and wife as joint tenants with rights of survivorship

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

Pensco Trust Company., LLC Custodian FBO Monica JM Acevedo IRA

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

LOT 10, BLOCK L, AS SHOWN ON THE FINAL MAP OF WESTWOOD VILLAGE UNIT NO. II, PHASE II FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 3, 1989 IN BOOK 389 AT PAGE 336 AS DOCUMENT NO. 197457, OFFICIAL 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: 01/14/2019

Michael D. Kraatz
Michael D. Kraatz

Sandra A. Kraatz
Sandra A. Kraatz

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

This instrument was acknowledged before me on 02/21/19 by
Michael D. Kraatz and Sandra A. Kraatz.

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
January 14, 2019 under Escrow No. **143-2557535**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-30-114-006
- 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: \$417,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$417,000.00
- d) Real Property Transfer Tax Due \$1,626.30

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: *Michael D. Kraatz*
Signature: _____

Capacity: *agent*
Capacity: _____

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

Print Name: Michael D. Kraatz and Sandra A. Kraatz
Address: 1380 Centerville Lane #46
City: Gardnerville
State: NV Zip: 89410

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

Print Name: Pensco Trust Company., LLC Custodian FBO
Address: PO Box 173859
City: Denver
State: CO Zip: 80217

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

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

File Number: 143-2557535 mk/ mk
State: NV Zip: 89423

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