

DOUGLAS COUNTY, NV
RPTT:\$2340.00 Rec:\$35.00
\$2,375.00 Pgs=3
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2019-926424

03/07/2019 11:59 AM

WHEN RECORDED MAIL TO:
Michael L. Rode
PO Box 1043
Genoa, NV 89411

MAIL TAX STATEMENTS TO:
Michael L. Rode
Same as above

Escrow No. 1900666-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1319-16-001-013
R.P.T.T. \$2,340.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Thomas John Wipfli and Candyce Wipfli, Trustees of The Wipfli Family Trust, dated June 27, 2005

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michael L. Rode and Angela L. Rode , Husband and Wife, as joint tenants with rights of survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Thomas John Wipfli and Candyce Wipfli,
Trustees of The Wipfli Family Trust, dated
June 27, 2005

Thomas John Wipfli
Thomas John Wipfli, Trustee

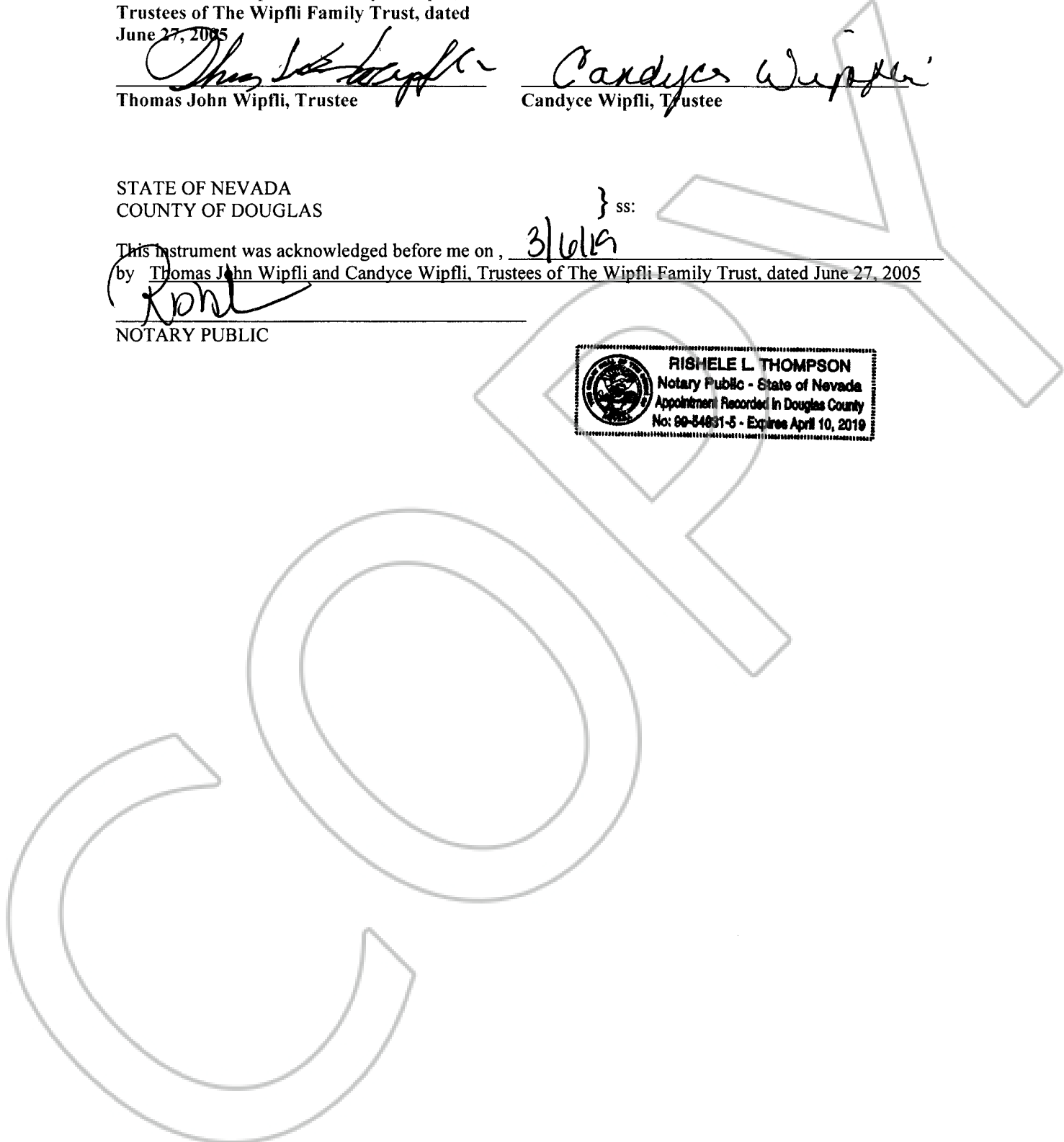
Candyce Wipfli
Candyce Wipfli, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 3/16/19
by Thomas John Wipfli and Candyce Wipfli, Trustees of The Wipfli Family Trust, dated June 27, 2005

Ron
NOTARY PUBLIC



Escrow No. 1900666-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

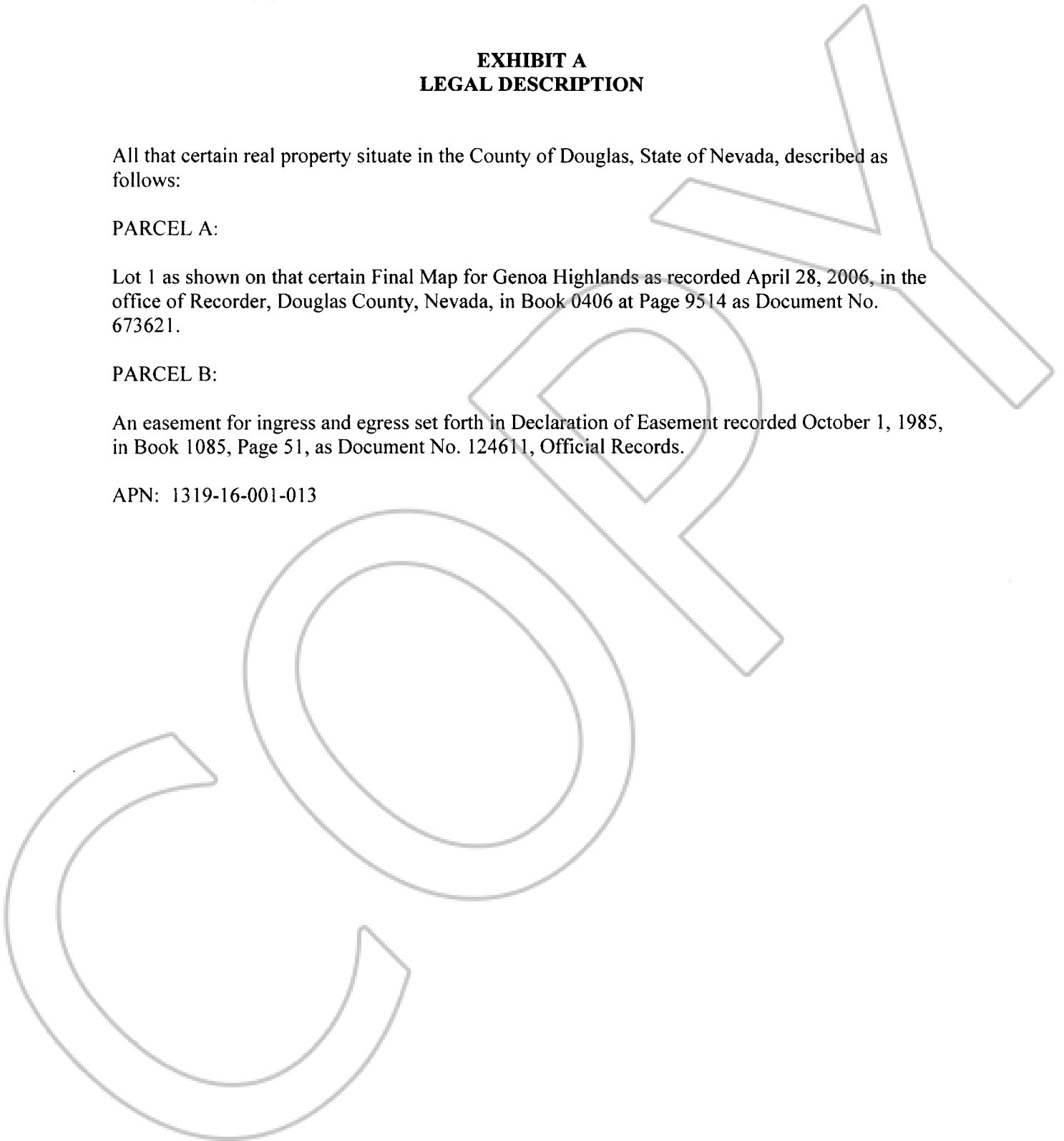
PARCEL A:

Lot 1 as shown on that certain Final Map for Genoa Highlands as recorded April 28, 2006, in the office of Recorder, Douglas County, Nevada, in Book 0406 at Page 9514 as Document No. 673621.

PARCEL B:

An easement for ingress and egress set forth in Declaration of Easement recorded October 1, 1985, in Book 1085, Page 51, as Document No. 124611, Official Records.

APN: 1319-16-001-013



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-16-001-013
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 600,000.00
 d. Real Property Transfer Tax Due: \$ 2,340.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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] Capacity: seller/grantor
 Signature: [Signature] Capacity: seller/grantor

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Thomas John Wipfli and Candyce Wipfli, Trustees of The Wipfli Family Trust, dated June 27, 2005
 Address: P.O. Box 79
 City: Wellington
 State: Zip: NV 89444

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Michael L. Rode, ETAL
 Address: P.O. Box 1043
 City: Gardnerville
 State: Zip: NV 89411

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Titor Title of Nevada, Inc. Escrow No.: 01900666-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED