

RECORDING REQUESTED BY
GVM Law LLP

DOUGLAS COUNTY, NV
RPTT \$35 10 Rec \$35 00
Total \$70 10
GVM LAW LLP

2019-926533
03/11/2019 01 42 PM

Pgs=15

**When Recorded Mail Document and
Tax Statement To**

Leslie Burpo
P O Box 5468
Eugene, OR 97405



KAREN ELLISON, RECORDER

Escrow No.
Title Order No.

SPACE ABOVE THIS LINE

APN 1318-22-002-013

GRANT DEED

The under signed Grantor(s) declare(s)

Document Transfer Tax \$ 0 00* City Transfer Tax \$ 0 00

- Computed on full value of property conveyed, or
 - Computed on full value less value of liens or encumbrances remaining at time of sale,
 - Unincorporated Area
- City of _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BRUCE BLUMEN, LINDA M HESS, Trustee of the LINDSEY KNOX-NEMETH IRREVOCABLE TRUST, STACY KNIGHT Trustee of CAMERON KNIGHT TRUST, STACY KNIGHT Trustee of THE GAVIN KNIGHT TRUST, ETHAN BLUMEN, BOBBY STEWART

hereby **GRANT(S)** to
Leslie Burpo, as an unmarried person

the following described real property in the City of
County of Douglas County

State of Nevada

See attached Exhibit A



BRUCE BLUMEN

Signed in counterpart

LINDA M HESS, Trustee of the LINDSEY KNOX-NEMETH IRREVOCABLE TRUST

Signed in counterpart

STACY KNIGHT Trustee of CAMERON KNIGHT TRUST

Signed in counterpart

STACY KNIGHT Trustee of THE GAVIN KNIGHT TRUST

Signed in counterpart

ETHAN BLUMEN

Signed in counterpart

BOBBY STEWART

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

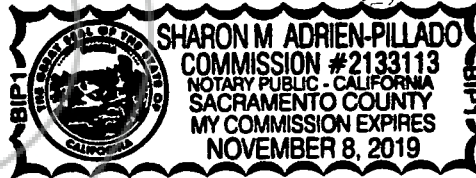
STATE OF California)
) ss
COUNTY OF Sacramento)

On Feb 15, 2019, before me, Sharon Adrien Pillado a notary public, personally appeared BRUCE BLUMEN, 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

Sharon Adrien Pillado
Notary Public in and for Said State



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KNIGHT Trustee of CAMERON KNIGHT TRUST, STACY KNIGHT Trustee of THE GAVIN KNIGHT TRUST,
ETHAN BLUMEN, BOBBY STEWART

hereby GRANT(S) to
Leslie Burpo, as an unmarried person

the following described real property in the City of
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State of Nevada

See attached Exhibit A

Signed in counterpart

BRUCE BLUMEN

Linda M Hess, TRUSTEE
LINDA M HESS, Trustee of the LINDSEY KNOX-
NEMETH IRREVOCABLE TRUST

Signed in counterpart
STACY KNIGHT Trustee of CAMERON KNIGHT
TRUST

Signed in counterpart
STACY KNIGHT Trustee of THE GAVIN KNIGHT
TRUST

Signed in counterpart
ETHAN BLUMEN

Signed in counterpart
BOBBY STEWART

CERTIFICATE OF ACKNOWLEDGMENT

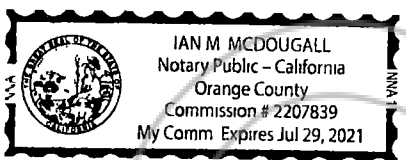
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STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

On 2-13-2019, before me, Ian McDougall, a notary public, personally appeared LINDA M HESS, Trustee of the LINDSEY KNOX-NEMETH IRREVOCABLE TRUST, 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

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WITNESS MY HAND AND OFFICIAL SEAL



Ian McDougall
Notary Public in and for Said State

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- Unincorporated Area

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hereby GRANT(S) to
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County of Douglas County State of Nevada

See attached Exhibit A

Signed in counterpart

BRUCE BLUMEN

Signed in counterpart

LINDA M HESS, Trustee of the LINDSEY KNOX-NEMETH IRREVOCABLE TRUST

Stacy Knight Trustee of Cameron Knight Trust

STACY KNIGHT Trustee of CAMERON KNIGHT TRUST

Signed in counterpart

STACY KNIGHT Trustee of THE GAVIN KNIGHT TRUST

Signed in counterpart

ETHAN BLUMEN

Signed in counterpart

BOBBY STEWART

CERTIFICATE OF ACKNOWLEDGMENT

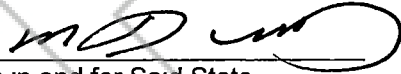
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STATE OF California)
) ss
COUNTY OF Sacramento)

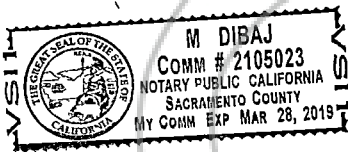
On 02/15/2019, before me, M Diba, a notary public, personally appeared STACY KNIGHT Trustee of CAMERON KNIGHT TRUST, who proved to me on the basis of satisfactory evidence to be the **person(s)** whose **name(s) is/are** subscribed to the within instrument and acknowledged to me that **he/she/they** 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

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WITNESS MY HAND AND OFFICIAL SEAL



Notary Public in and for Said State



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KNIGHT Trustee of CAMERON KNIGHT TRUST, STACY KNIGHT Trustee of THE GAVIN KNIGHT TRUST,
ETHAN BLUMEN, BOBBY STEWART

hereby GRANT(S) to
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County of Douglas County State of Nevada

See attached Exhibit A

Signed in counterpart

BRUCE BLUMEN

Signed in counterpart

LINDA M HESS, Trustee of the LINDSEY KNOX-
NEMETH IRREVOCABLE TRUST

Signed in counterpart

STACY KNIGHT Trustee of CAMERON KNIGHT
TRUST

STACY KNIGHT Trustee of THE GAVIN KNIGHT
TRUST

Signed in counterpart

ETHAN BLUMEN

Signed in counterpart

BOBBY STEWART

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STATE OF California)
) ss
COUNTY OF Sacramento)

On 02/15/2019, before me, M DIBAJ, a notary public, personally appeared STACY KNIGHT Trustee of THE GAVIN KNIGHT TRUST, 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

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WITNESS MY HAND AND OFFICIAL SEAL

M DIBAJ
Notary Public in and for Said State



CERTIFICATE OF ACKNOWLEDGMENT

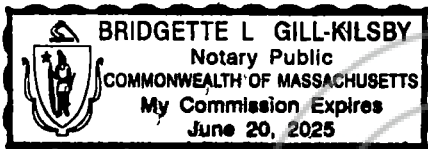
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STATE OF MASSACHUSETTS)
) ss
COUNTY OF NORFOLK)

On FEB 12, 2019, before me, BRIDGETTE L GILL-KILSBY, a notary public, personally appeared ETHAN BLUMEN, 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 ~~MASSACHUSETTS~~ that the foregoing paragraph is true and correct

WITNESS MY HAND AND OFFICIAL SEAL



Bridgette L Gill-Kilsby
Notary Public in and for Said State



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City Transfer Tax: \$ 0 00

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- City of

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KNIGHT Trustee of CAMERON KNIGHT TRUST, STACY KNIGHT Trustee of THE GAVIN KNIGHT TRUST,
ETHAN BLUMEN, BOBBY STEWART

hereby GRANT(S) to
Leslie Burpo, as an unmarried person

the following described real property in the City of
County of Douglas County

State of Nevada:

See attached Exhibit A

Signed in counterpart

BRUCE BLUMEN

Signed in counterpart

LINDA M HESS, Trustee of the LINDSEY KNOX-
NEMETH IRREVOCABLE TRUST

Signed in counterpart

STACY KNIGHT Trustee of CAMERON KNIGHT
TRUST

Signed in counterpart

STACY KNIGHT Trustee of THE GAVIN KNIGHT
TRUST

Signed in counterpart

ETHAN BLUMEN

BOBBY STEWART

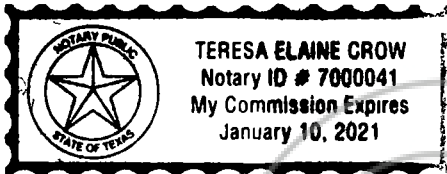
CERTIFICATE OF ACKNOWLEDGMENT

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STATE OF TEXAS)
) ss
COUNTY OF DALLAS)

On February 12, 2019, before me, Teresa Elaine Crow, a notary public, personally appeared, BOBBY STEWART 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

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WITNESS MY HAND AND OFFICIAL SEAL

Teresa Elaine Crow
Notary Public in and for Said State

EXHIBIT "A"

The real property located in the County of DOUGLAS, in the State of NEVADA, more particularly described as follows

COMMENCING at the point on the West side of the highway right-of-way line created by the deed recorded in Book "U" of Deeds, Page 110, Douglas County, Nevada Records, said point being described as bearing South 60 degrees 13 minutes 00 seconds West a distance of 127 20 feet from the section corner common to Sections 22, 23, 26 and 27 in Township 13 North Range 10 East MBD&M, thence North 61 degrees 00 minutes 00 seconds West a distance of 350 00 feet, thence--North -18-degrees 24 minutes 8 seconds East of 198 04 feet, thence South 61 degrees 00 minutes 00 seconds East a distance of 175 68 feet to the point of beginning, thence continuing South 61 degrees 00 minutes 00 seconds East a distance of 200 feet to the point on the West side of the highway right-of-way line, thence, Southerly curving to the right along the Westerly side of said highway right-of-way line with a radius of 2460 feet an arc distance of 87 5 feet to a point, thence North 61 degrees 00 minutes 00 seconds West a distance of 186 1 feet, thence North 18 degrees 24 minutes 08 seconds East a distance of 12 73 feet, thence North 61 degrees 00 minutes 00 seconds West a distance of 12 36 feet, thence North 24 degrees 26 minutes 47 seconds West a distance of 75 00 feet, more or less, to the point of beginning

TOGETHER with the tenements, hereditaments and appurtenances thereto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof

APN: 1318-22-002-013

PER NRS 111 312, this legal description was previously recorded as Document--Number 2015-874533 on December 24, 2015

STATE OF NEVADA
DECLARATION OF VALUE

1 Assessor Parcel Number(s)
a) 1318-22-002-013
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 Total Value/Sales Price of Property \$ \$8,580 00
Deed in Lieu of Foreclosure Only (value of property) (_____)
Transfer Tax Value \$ _____
Real Property Transfer Tax Due \$ \$35.10

4 If Exemption Claimed
a Transfer Tax Exemption per NRS 375 090, Section # _____
b Explain Reason for Exemption _____

5 Partial Interest Percentage being transferred 1 38 %

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 Frank R. Mautner Capacity Attorney for Buyer

Signature _____ Capacity _____

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

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

Print Name See Attached List
Address _____
City _____
State _____ Zip _____

Print Name Leslie Burpo
Address P O Box 5468
City Eugene
State OR Zip 97405

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name GVM Law Escrow # _____

Address 3009 Douglas Blvd Suite 150

City Roseville State CA Zip 95661

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

Seller Information

Bruce Blumen
911 Castec Drive
Sacramento, CA 95864

Ethan Blumen
Independent Executor
1881 Bay Road
Sharon, MA 02067

Cameron Knight, IN TRUST
Stacy Knight, Trustee
911 Castec Drive
Sacramento, CA 95864

Gavin Knight, IN TRUST
Stacy Knight, Trustee
911 Castec Drive
Sacramento, CA 95864

Bobby Stewart
1311 Travis Circle North
Irving, TX 75038

