

A.P.N.: 1318-10-316-007
File No: 123-2559180 (VD)
R.P.T.T.: \$3,802.50

When Recorded Mail To: Mail Tax Statements To:
Paul and Bernadette Krystow
91 Corte del Bayo
Larkspur, CA 94939

GRANT, BARGAIN and SALE DEED

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

Jeannie Grinsell, as trustee, or to the successor trustee, of the Grinsell Family Trust,
dated February 23, 1994

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

Paul E. Krystow, Jr. and Bernadette M. Krystow, as Trustees of the Krystow 2019 Family
Trust Dated April 26, 2019

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

**LOT 2, BLOCK E OF PLAT OF ZEPHYR HEIGHTS SUBDIVISION NO. 5, BEING A
PORTION OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 13 NORTH,
RANGE 18 EAST, M.D.B.&M., AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF
DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 7, 1955, AS DOCUMENT NO. 10442.**

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: 02/12/2019

Jeannie Grinsell, as trustee, or to the successor trustee, of the Grinsell Family Trust

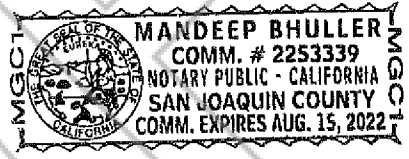
Jeannie Grinsell
Jeannie Grinsell, Trustee

STATE OF CA)
 : ss.
COUNTY OF San Joaquin

This instrument was acknowledged before me on March 22, 2019 by Jeannie Grinsell, as trustee.

[Signature]

Notary Public
(My commission expires: 8/15/22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 02/14/2019 under Escrow No. 123-2559180

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-10-316-007
- 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: \$975,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$975,000.00
- d) Real Property Transfer Tax Due \$3,802.50

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: Jeannie Grinsell, Trustee Capacity: Grantor
Signature: _____ Capacity: _____

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

Print Name: Jeannie Grinsell, as trustee
Address: 2437 Millpond Way
City: Manteca
State: CA Zip: 95336

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

Print Name: Paul Krystow, Jr. and Bernadette Krystow
Address: 91 Corte Bayo
City: Larkspur
State: CA Zip: 94939

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

First American Title Insurance
Print Name: Company File Number: 123-2559180 VD/ km
Address 940 Southwood Blvd, Suite 203
City: Incline Village State: NV Zip: 89451

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

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Signature: *Paul Krystow Jr.*
 Signature: *Bernadette Krystow*

Capacity: Grantee
 Capacity: Grantee

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(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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 City: Manteca
 State: CA Zip: 95336

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 Address: 91 CORTE DEL BAYO
 City: LARKSPUR
 State: CA Zip: 94939

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Insurance Company File Number: 123-2559180 VD/km
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 City: Incline Village State: NV Zip: 89451

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