

DOUGLAS COUNTY, NV **2019-937028**  
RPTT:\$1969.50 Rec:\$35.00  
\$2,004.50 Pgs=2 **10/23/2019 09:43 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-24-410-011

Escrow No. 00248960 - 016 - 17  
RPTT 1,969.50  
When Recorded Return to:  
**Emilia L. Magwili**  
**4500 Pampas Ave**  
**Oakland, CA 94619**  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
William A Kingman, Trustee of the William A. Kingman Trust dated 12/1/95

do(es) hereby Grant, Bargain, Sell and Convey to  
Emilia L. Magwili, Trustee of the Emilia L. Magwili Trust dated 10-17-17

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

See Exhibit A attached hereto and made a part hereof.

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

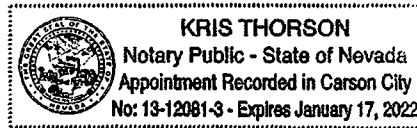
Witness my/our hand(s) this 18 day of October, 2019

William A. Kingman Trust  
William A Kingman  
William A Kingman, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on October 18, 2019,  
by William A Kingman \_\_\_\_\_.

Kris Thorson  
NOTARY PUBLIC

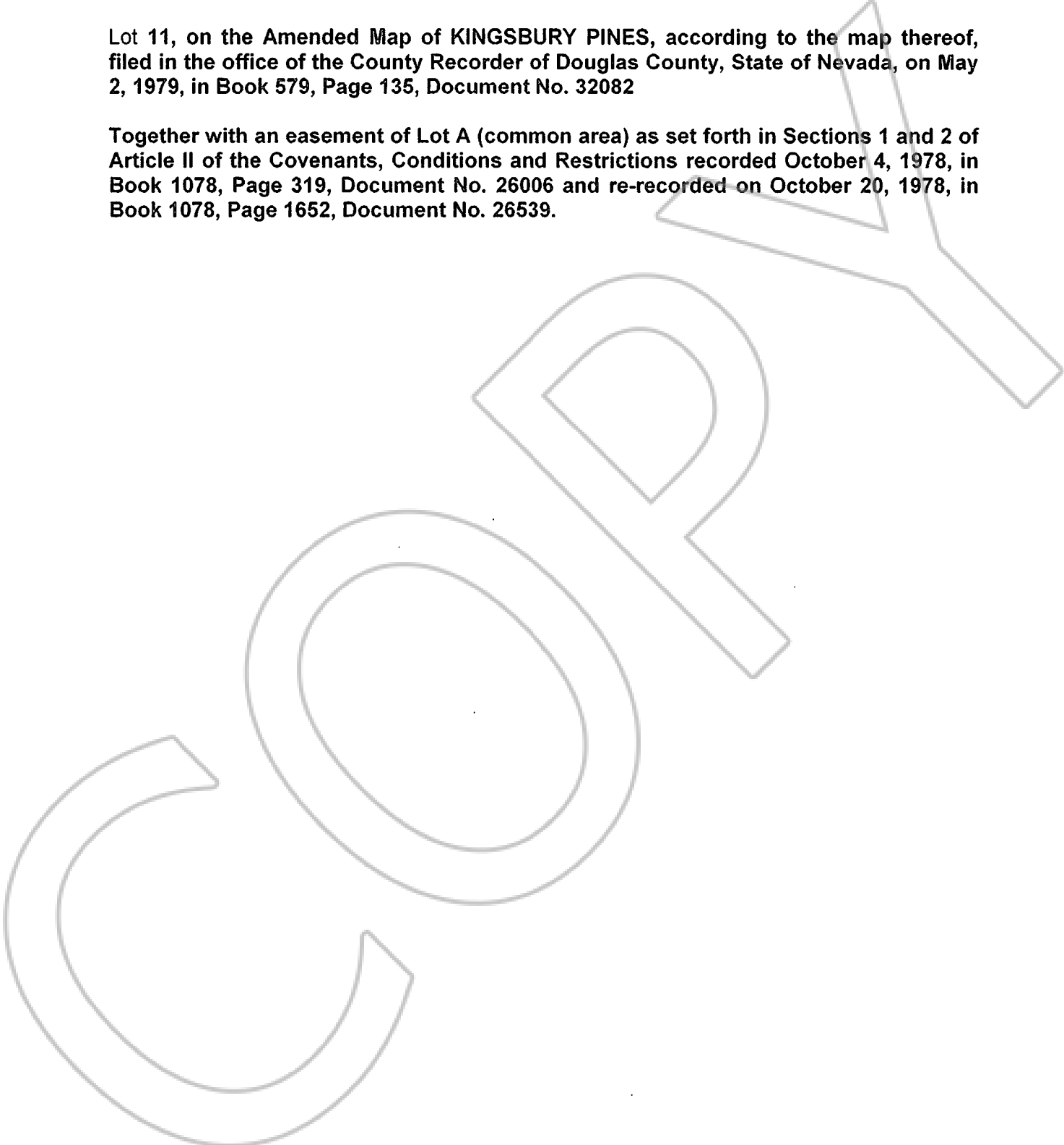


SPACE BELOW FOR RECORDER

Exhibit A

Lot 11, on the Amended Map of KINGSBURY PINES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 2, 1979, in Book 579, Page 135, Document No. 32082

Together with an easement of Lot A (common area) as set forth in Sections 1 and 2 of Article II of the Covenants, Conditions and Restrictions recorded October 4, 1978, in Book 1078, Page 319, Document No. 26006 and re-recorded on October 20, 1978, in Book 1078, Page 1652, Document No. 26539.



SPACE BELOW FOR RECORDER

1. APN: 1318-24-410-011

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

Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA  
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$505,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$505,000.00  
 Real Property Transfer Tax Due: \$ 1,969.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 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 <u>W.A. Kingman</u>	Capacity grantor
Signature _____	Capacity grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: <u>William A Kingman, ttee *</u>	Print Name: <u>Emilia L. Magwili, ttee **</u>
Address: <u>1308 Penn</u>	Address: <u>4500 Pampas Ave</u>
City/State/Zip: <u>Gardnerville, NV 89410</u>	City/State/Zip: <u>Oakland, CA 94619</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00248960-016DR</u>
Address: <u>896 West Nye Lane, Suite 104 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

\* Of the William A. Kingman Trust dated 12/1/95  
 \*\* Of the Emilia L. Magwili Trust dated 10/17/17