

DOUGLAS COUNTY, NV

2020-941405

RPTT:\$226.20 Rec:\$40.00

\$266.20 Pgs=5

01/27/2020 01:13 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

R. Jesse Bunch
PO Box 9319
South Lake Tahoe, Ca 96158

MAIL TAX STATEMENTS TO:

R. Jesse Bunch
Same as above

Escrow No. 2000063-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.: 0923-06-000-005

R.P.T.T. \$ 226.20

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

****THIS DOCUMENT EXECUTED WITH COUNTERPART SIGNATURES****

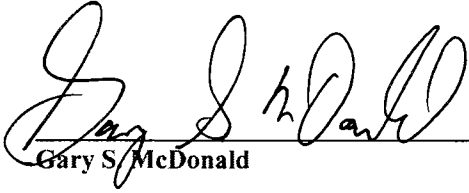
THIS INDENTURE WITNESSETH: That Gary S. McDonald , A married man as his sole and separate property as to an undivided 1/2 interest and Henry W. Fricker and Kathleen H. Fricker, Trustees of the Henry and Kathleen Fricker Living Trust dated February 27, 2008, as to an undivided 1/2 interest.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to R. Jesse Bunch , an unmarried man

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.



Gary S. McDonald

Henry W. Fricker and Kathleen H. Fricker,
Trustees of the Henry and Kathleen Fricker
Living Trust dated February 27, 2008, as to
an undivided 1/2 interest.

Henry W. Fricker, Trustee

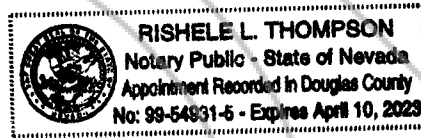
Kathleen H. Fricker, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 1/24/2020
by Gary S. McDonald and Henry W. Fricker and Kathleen H. Fricker, Trustees of the Henry and Kathleen Fricker Living Trust dated February 27, 2008, as to an undivided 1/2 interest. Only

NOTARY PUBLIC



Gary S. McDonald

Henry W. Fricker and Kathleen H. Fricker,
Trustees of the Henry and Kathleen Fricker
Living Trust dated February 27, 2008, as to
an undivided 1/2 interest.

Henry W. Fricker
Henry W. Fricker, Trustee
Kathleen H. Fricker
Kathleen H. Fricker, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on _____
by Gary S. McDonald and Henry W. Fricker and Kathleen H. Fricker, Trustees of the Henry and Kathleen
Fricker Living Trust dated February 27, 2008, as to an undivided 1/2 interest.

NOTARY PUBLIC

see attached
certificate

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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)
County of Riverside)
On 01/23/2020 before me, Abraham Zamora, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Henry W. Fricker, Kathleen H. Fricker
Name(s) of Signer(s)

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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed Document Date: none
Number of Pages: 02 Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

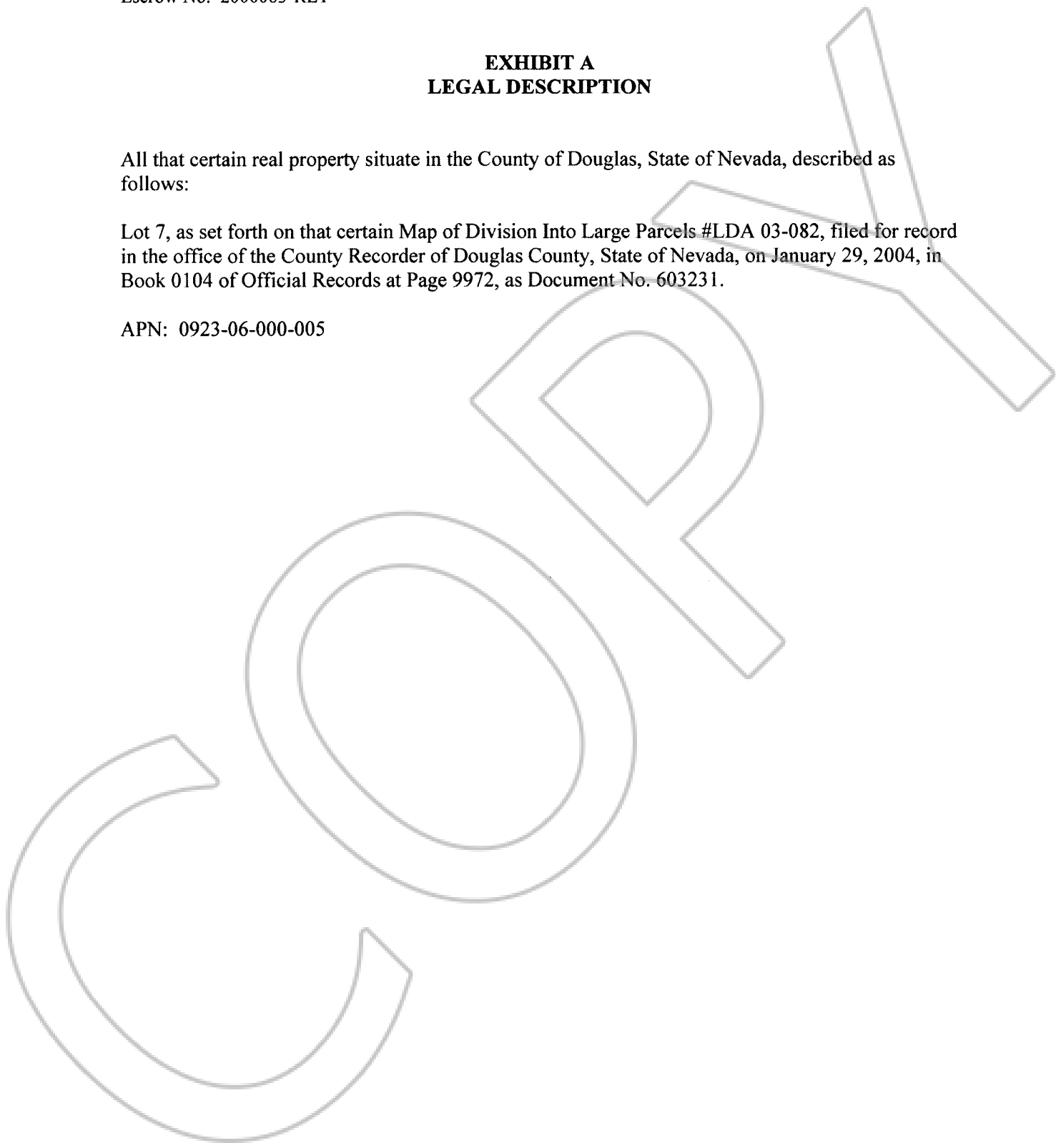
Escrow No. 2000063-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 7, as set forth on that certain Map of Division Into Large Parcels #LDA 03-082, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 29, 2004, in Book 0104 of Official Records at Page 9972, as Document No. 603231.

APN: 0923-06-000-005



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 0923-06-000-005
 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: \$ 58,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 58,000.00
 d. Real Property Transfer Tax Due: \$ 226.20

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 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 [Handwritten Signature] Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Gary S. McDonald, <u>Kathleen H. Frida</u> , <u>Henry W. Frida et al</u>	Print Name: R. Jesse Bunch
Address: <u>27334 Englewood St.</u>	Address: <u>PO Box 9319</u>
City: <u>Moreno Valley</u>	City: South Lake Tahoe
State: <u>CA</u> Zip: <u>92555</u>	State: <u>NV</u> Zip: 96158

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02000063-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED