

DOUGLAS COUNTY, NV **2020-943563**  
RPTT:\$3315.00 Rec:\$40.00  
\$3,355.00 Pgs=3 03/16/2020 02:45 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1320-36-002-014

**RECORDING REQUESTED BY:**  
SIGNATURE TITLE COMPANY LLC  
212 ELKS POINT ROAD, SUITE 445, PO  
BOX 10297  
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND  
Tax Statements to:**  
Andrew T. Schuler and Monique M. Schuler,  
Trustees of the Andrew Schuler Revocable  
Trust  
1938 Horsebush Ct  
Gardnerville, NV 89410

ESCROW NO: 11000856-NF

RPTT \$3,315.00

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Charles L. Monson III, Successor Trustee of The Charles L. Monson Jr. Living Trust dated August 21, 2017

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

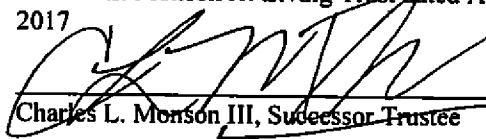
Andrew T. Schuler and Monique M. Schuler, Trustees of the Andrew Schuler Revocable Trust dated November 10, 2016

all that real property situated in the City of Gardnerville, 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.

Charles L. Monson III, Successor Trustee of The  
Charles L. Monson Jr. Living Trust dated August 21,  
2017

  
Charles L. Monson III, Successor Trustee

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 Orange

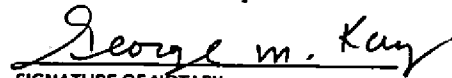
On March 7, 2020 before me, George M. Kay, Notary Public,  
DATE NAME, TITLE OF OFFICER

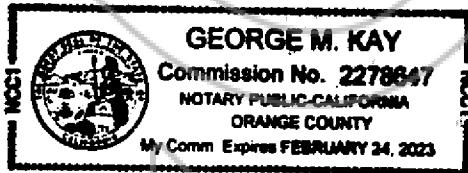
personally appeared Charles L. Monson III  
NAME(S) OF SIGNER(S)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name 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.

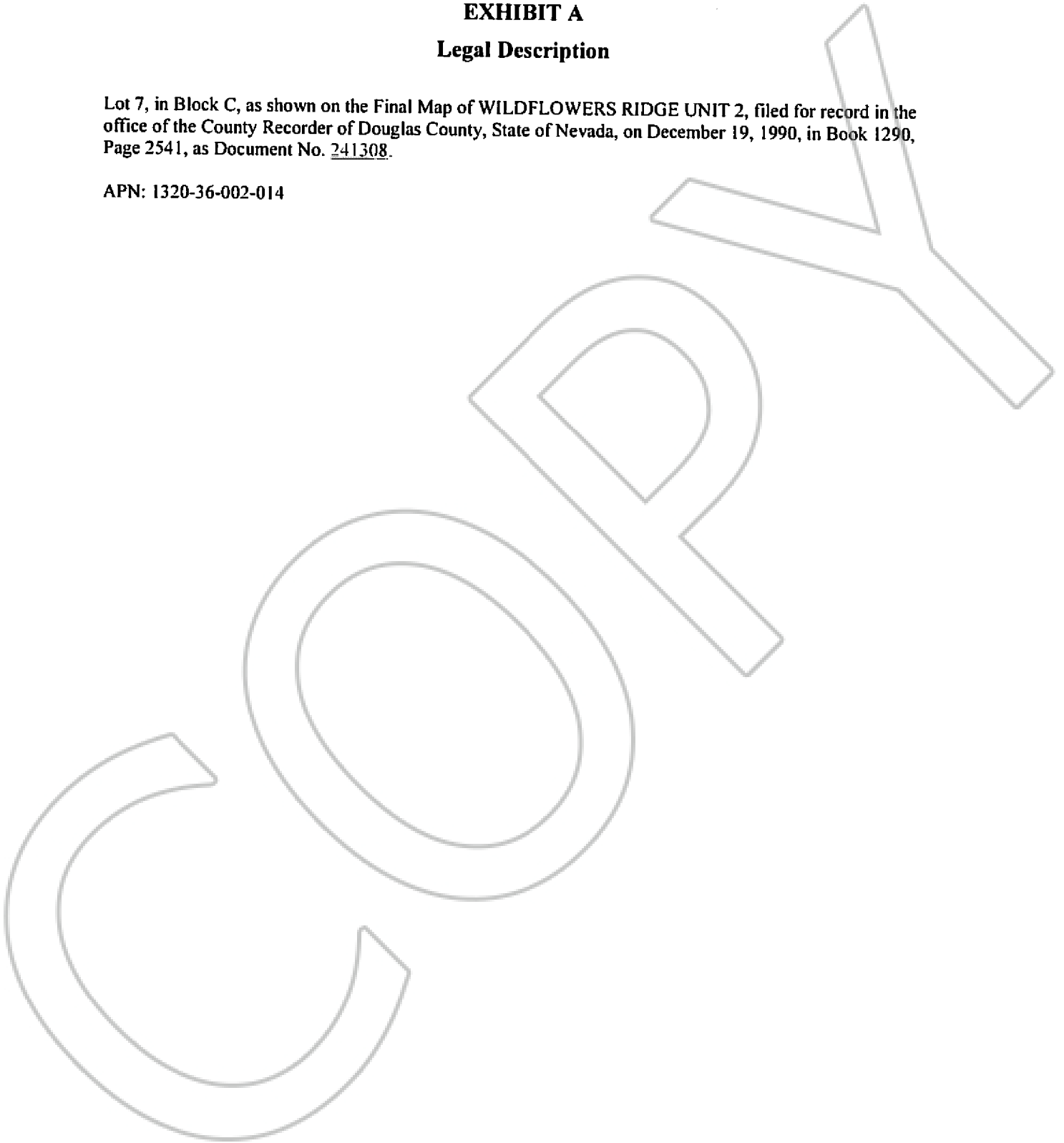
  
SIGNATURE OF NOTARY



**EXHIBIT A**  
**Legal Description**

Lot 7, in Block C, as shown on the Final Map of WILDFLOWERS RIDGE UNIT 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 19, 1990, in Book 1290, Page 2541, as Document No. 241308.

APN: 1320-36-002-014



# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
 a. 1320-36-002-014  
 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'/Ind'  
 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: \$ 850,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 850,000.00  
 d. Real Property Transfer Tax Due: \$ 3,315.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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: Ch. Frey Capacity: E. Officer  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Charles L. Monson III, Successor  
Trustee of The Charles L. Monson Jr. Living Trust  
dated August 21, 2017, Charles L. Monson,  
Trustee  
 Address: 868 S. Havenwood Cir  
 City: Orange  
 State: CA Zip: 92869

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Andrew T. Schuler and Monique M.  
Schuler, Trustees of the Andrew Schuler  
Revocable Trust created November 10, 2016  
 Address: 1938 Horsebush Ct  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Signature Title Company LLC Escrow No.: 11000856-110-NF  
 Address: 212 Elks Point Road, Suite 445, PO Box 10297  
 City, State, Zip: Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**