

APN 1319-10-310-012

**GRANTEES:**

BRENT W. KNITTEL and  
CHRISTINA ROHALL KNITTEL, Trustees  
BWKCRK FAMILY TRUST  
P.O. Box 871  
Genoa, NV 89411

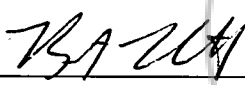
**RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:**

Steven E. Tackes, Esq.  
Kaempfer Crowell  
510 West Fourth Street  
Carson City, NV 89703

**MAIL TAX STATEMENTS TO:**

BRENT W. KNITTEL and  
CHRISTINA ROHALL KNITTEL, Trustees  
BWKCRK FAMILY TRUST  
P.O. Box 871  
Genoa, NV 89411

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

  
\_\_\_\_\_  
Brent Knittel

**GRANT, BARGAIN, AND SALE DEED**

THIS INDENTURE made this 1<sup>st</sup> day of July, 2020, between CHRISTINA KNITTEL and BRENT KNITTEL, wife and husband, as joint tenants with right of survivorship, as Grantors and Party of the First Part; and BRENT W. KNITTEL and CHRISTINA ROHALL KNITTEL, Trustees, or their successor, under the BWKCRK FAMILY TRUST dated July 1, 2020, and any amendments thereto, as Grantees and Party of the Second Part.

**WITNESSETH:**

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of their interest in the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

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

LOT 4, BLOCK A, AS SHOWN ON THE OFFICIAL MAP OF SIERRA SHADOWS SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 30, 1980, AS DOCUMENT NO. 45811.

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.

Also known as 230 Kinsey Way, Genoa, NV 89411; APN 1319-10-310-012.

Legal description from Special Warranty Deed recorded September 26, 2013, as Document No. 831268.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.

  
\_\_\_\_\_  
BRENT KNITTEL  
Grantor

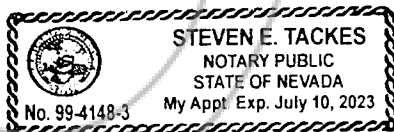
  
\_\_\_\_\_  
CHRISTINA KNITTEL  
Grantor


**ACKNOWLEDGMENT**

STATE OF NEVADA }  
CARSON CITY } ss.

On this 1<sup>st</sup> day of July, 2020, before me, the undersigned, a Notary Public, personally appeared BRENT KNITTEL and CHRISTINA KNITTEL known to me to be the persons described herein, who executed the foregoing Grant, Bargain and Sale Deed as Grantors, and they acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.



  
\_\_\_\_\_  
NOTARY PUBLIC (SEAL)

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-10-310-012
- 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
- Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>7/14/20 ~Trust Okay A.B.</u>	

3. Total Value/Sales Price of Property

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$ \_\_\_\_\_

Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7

b. Explain Reason for Exemption: transfer without consideration to or from a trust

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 [Signature] Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Christina Knittel and Brent Knittel

Print Name: Brent W. Knittel and Christina Rohall Knittel,  
Trustees, BWKCRK Family Trust

Address: P.O. Box 3082

Address: P.O. Box 871

City: Steline

City: Genoa

State: NV Zip: 89449

State: NV Zip: 89449

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

Print Name: Kaempfer Crowell Law Firm Escrow #: \_\_\_\_\_

Address: 510 West Fourth St.

City: Carson City State: NV Zip: 89703