

APN: 1318-09-811-013  
R.P.T.T.: \$3,767.40  
Escrow No.: 20010334-DR  
When Recorded Return To:  
Timothy Waite Wheeler  
1016 Spencer Ave  
San Jose, CA 95125

Mail Tax Statements to:  
Timothy Waite Wheeler  
1016 Spencer Ave  
San Jose, CA 95125

DOUGLAS COUNTY, NV **2020-955814**  
RPTT:\$3767.40 Rec:\$40.00  
\$3,807.40 Pgs=3 **11/04/2020 01:18 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Roy Emil Clason, Jr., Trustee of The Clason Trust, dated March 18, 2017**

do(es) hereby Grant, Bargain, Sell and Convey to

**Timothy Waite Wheeler, an unmarried man**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 3rd day of November, 2020.

The Clason Trust, dated March 18, 2017


BY: [Signature]  
Roy Emil Clason, Jr.  
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 3 day of November, 2020, by Roy Emil Clason, Jr., as Trustee, as Trustee of The Clason Trust, dated March 18, 2017.

[Signature]  
Notary Public

 **DENA REED**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-80676-5 - Expires March 14, 2023

## EXHIBIT A

All of 10, in Block 1, as shown on the Map of Zephyr Heights Subdivision, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on July 5, 1947, as Document No. 5160..

Excepting therefrom the following described parcel of land:

Commencing at the common corners of Lots 10 and 11, at the point where said common corners intersect with the easterly boundary of Highway 50;

Thence easterly along the dividing line between Lots 10 and 11, as distance of 90 feet;

Thence southerly across Lot 10 to a point on the dividing line between Lots 9 and 10, such point being 100 feet from the Westerly boundary of Lot 10, where said boundary intersects Highway 50, at the common corners of Lots 9 and 10, at the point;

Thence westerly along the dividing line between Lots 9 and 10, a distance of 100 feet to the easterly boundary of Highway 50;

Thence Northerly along the westerly boundary of Lot 10, a distance of 100 feet to the Point of Beginning.

Said parcel being approximately the Westerly half of Lot 10.

Note: the above legal description previously appeared in Quitclaim Deed, recorded July 8, 2005, as Document No. 649213, of Official Records.

Assessors Parcel No.: 1318-09-811-013

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-09-811-013  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$966,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$966,000.00  
 d. Real Property Transfer Tax Due: \$3,767.40

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: [Signature] Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Roy Emil Clason, Jr., Trustee of The Clason Trust, dated March 18, 2017  
 Address: P.O. Box 11425  
 City: Zephyr Cove  
 State: NV                      Zip: 89448

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

Print Name: Timothy Waite Wheeler  
 Address: 1016 Spencer Ave  
 City: San Jose  
 State: California              Zip: 95125

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20010334-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City              State: NV              Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED