

APN#: 1220-15-511-014

RPTT: \$2,921.10

**Recording Requested By:**

ETRCO on behalf of Western  
Title Company

Escrow No.: 121991-WLD

When Recorded Mail To:

Thomas F. Wuesthoff and Catherine  
E. Wuesthoff, Trustees of The  
Thomas and Catherine Wuesthoff  
Family Trust dated August 2, 1995

P.O. BOX 1591  
Mammoth Lakes, CA  
93546

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature \_\_\_\_\_

Wendy Dunbar

Escrow Officer

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

John Wahl, a married man as his sole and separate property (who acquired title as an unmarried man)

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Thomas F. Wuesthoff and Catherine E. Wuesthoff, Trustees of The Thomas and Catherine Wuesthoff Family Trust dated August 2, 1995

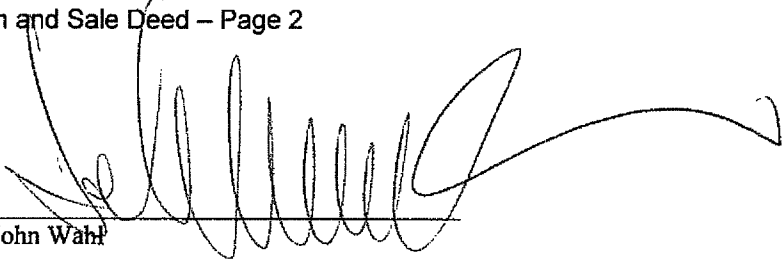
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

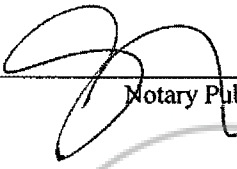
Lot 17 of the Official Plat of GARDNERVILLE RANCHOS UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 28, Page 117, as Document No. 28310 and Amended Title Sheet on June 4, 1965, in Book 81, Page 687, as Document No. 28378.


TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/20/2020

  
\_\_\_\_\_  
John Wahl

STATE OF Nevada  
COUNTY OF Douglas } ss  
This instrument was acknowledged before me on  
December 29, 2020 By John Wahl.

  
\_\_\_\_\_  
Notary Public

 WENDY DUNBAR  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 02-79065-5 - Expires Dec. 16, 2022

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-15-511-014

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b> NOTES: _____ _____ _____
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3. Total Value/Sales Price of Property: \$749,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$749,000.00  
 Real Property Transfer Tax Due: \$2,921.10

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 \_\_\_\_\_ Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: John Wahl  
 Address: 968 Fairway Drive  
Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Thomas F. Wuesthoff and Catherine E. Wuesthoff, Trustees of The Thomas and Catherine Wuesthoff Family Trust dated August 2, 1995  
 Address: P.O. Box 1591  
Mammoth Lakes  
 State: CA Zip: 93540

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name: eTRCo, LLC, On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 121991-WLD