

DOUGLAS COUNTY, NV  
RPTT:\$1345.50 Rec:\$40.00  
\$1,385.50 Pgs=3  
01/26/2021 01:45 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1419-22-710-012  
File No: 143-2610941 (mk)  
R.P.T.T.: \$1,345.50

When Recorded Mail To: Mail Tax Statements To:  
Vernon R. Boltz and Maxine G. Boltz  
PO BOX 128  
Philo , CA 95466

***GRANT, BARGAIN and SALE DEED***

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

Mark R. Wolz and Angela B. Wolz, Trustees of the Mark and Angela Wolz Trust under Agreement dated January 31, 2004

do(es) hereby *GRANT, BARGAIN and SELL* to

Vernon R. Boltz and Maxine G. Boltz, husband and wife as community property with right of survivorship

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

**PARCEL A:**

**LOT 43, AS SHOWN ON THE FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT PD 05-012 FOR CANYON CREEK ESTATES, RECORDED ON MARCH 15, 2007, IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, IN BOOK 307 AT PAGE 4530 AS DOCUMENT NO. 697065, OFFICIAL RECORDS, AND THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED ON MARCH 27, 2007 IN BOOK 307 AT PAGE 8650 AS DOCUMENT NO. 697842 CHANGING THE NAME OF THE SUBDIVISION MAP TO CANYON CREEK ESTATES PHASE 2.**

**PARCEL B:**

**TOGETHER WITH THOSE CERTAIN EASEMENTS FOR STORM DRAINAGE, SLOPE AND DRAINAGE, AS GRANTED TO RONAL L. SIMEK, AN UNMARRIED MAN, OVER PARCEL 22 AS SHOWN ON RECORD OF SURVEY NO. 403935, AS DESCRIBED IN EASEMENT DEED RECORDED MARCH 6, 2002, IN BOOK 0302, PAGE 1943 AS DOCUMENT NO. 536314, OFFICIAL RECORDS.**

**ALSO TOGETHER WITH AN EASEMENT FOR A TEMPORARY SEPTIC SYSTEM AS DESCRIBED IN AGREEMENT RECORDED ON AUGUST 12, 2004 IN BOOK 0804, PAGE 4808 AS DOCUMENT NO. 621280, OFFICIAL RECORDS.**

**RECORDED ON AUGUST 12, 2004 IN BOOK 0804, PAGE 4821 AS DOCUMENT NO. 621281, OFFICIAL RECORDS.**

*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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

COPY

Mark R. and Angela B. Wolz, Trustees of the  
Mark and Angela Wolz Trust under Agreement  
dated January 31, 2004

Angela B. Wolz  
Angela B. Wolz, Trustee

Mark R. Wolz  
Mark R. Wolz, Trustee

STATE OF **NEVADA** )  
 )  
COUNTY OF **DOUGLAS** ) : ss.

This instrument was acknowledged before me on 1-25-2021 by  
**Mark R. Wolz and Angela B. Wolz, Trustees.**

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2610941.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1419-22-710-012  
 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  
 i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$345,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$345,000.00  
 d) Real Property Transfer Tax Due \$1,345.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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]  
 Signature: \_\_\_\_\_

Capacity: AGENT  
 Capacity: \_\_\_\_\_

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

Mark and Angela Wolz Trust  
 under Agreement dated January  
 Print Name: 31, 2004  
 Address: 170 Cogorno Way  
 City: Carson City  
 State: NV Zip: 89703

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

Print Name: Vernon R. Boltz  
 Address: PO BOX 152  
 City: Philo  
 State: CA Zip: 95466

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

First American Title Insurance  
 Print Name: Company File Number: 143-2610941 mk/ mk  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)