

A.P.N.: 1320-30-211-058
File No: 143-2623605 (et)
R.P.T.T.: \$1,544.40

When Recorded Mail To: Mail Tax Statements To:
Lucas Wartgow and Gina Wartgow
1745 Cedarwood Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Rodney L. Milton and Eleanor K. Milton, Trustees of the Rodney and Eleanor Milton
Family Trust Dated January 25, 2007

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

Lucas Wartgow and Gina Wartgow, husband and wife as joint tenants with right of
survivorship

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

**LOT 7, BLOCK I, AS SHOWN ON THE OFFICIAL MAP OF WESTWOOD VILLAGE UNIT
NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS
COUNTY, NEVADA ON OCTOBER 5, 1979, IN BOOK 1079, PAGE 440, DOCUMENT NO.
37417, AND CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, IN BOOK 780,
PAGE 783, AS INSTRUMENT NO. 46166, AND RECORDED ON JANUARY 31, 1991 IN
BOOK 191, PAGE 3822, AS INSTRUMENT NO. 243938, OF 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.

Rodney L. Milton and Eleanor K. Milton, Trustees
of the Rodney and Eleanor Milton Family Trust
Dated January 25, 2007

Rodney L. Milton
Rodney L. Milton, Trustee

Eleanor K. Milton
Eleanor K. Milton, Trustee

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

This instrument was acknowledged before me on _____ by
Rodney L. Milton and Eleanor K. Milton, Trustees.

Notary Public
(My commission expires: _____) *see attached California Acknowledgment certificate.*

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2623605.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Fresno }

On May 26, 2021 before me, Aurelio A. Chavez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Rodney L. Milton and Eleanor K. Milton
Name(s) of Signer(s)

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



Place Notary Seal and/or Stamp Above

Signature Aurelio A. Chavez
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain and Sale Deed

Document Date: 5/26/2021 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-30-211-058
 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$396,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$396,000.00
 d) Real Property Transfer Tax Due \$1,544.40

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: _____

Capacity: Agent
 Capacity: _____

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

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

Print Name: The Milton Family Trust
 Address: 15880 East Manning AVE
 City: Parlier
 State: CA Zip: 93648-9756

Print Name: Lucas Wartgow and Gina Wartgow
 Address: 1745 Cedarwood Drive
 City: Minden
 State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company
 Address 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2623605 et/ et
 State: NV Zip: 89423

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