

DOUGLAS COUNTY, NV **2021-973986**  
RPTT:\$1283.10 Rec:\$40.00  
\$1,323.10 Pgs=4 09/15/2021 10:03 AM  
SERVICELINK EAST ESCROW  
KAREN ELLISON, RECORDER

**PARCEL IDENTIFICATION NUMBER: 1220-16-510-043**

Commitment Number: 28848403

After Recording Return To:  
ServiceLink, LLC  
1355 Cherrington Parkway  
Moon Township, PA 15108

**SEND TAX STATEMENTS/BILLS TO:**  
**KEVIN JAMES MUSSER and JULIA NICOL KNASIN**  
975 STARLIGHT CT., GARDNERVILLE, NV 89460

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**GENERAL WARRANTY DEED**

**SUSAN FEVES-STRONG, SUCCESSOR TRUSTEE UNDER THE MUSSER LIVING TRUST, DATED DECEMBER 15, 2003**, whose mailing address is **6087 FREDERICKS RD., SEBASTOPOL, CA 95472**, hereinafter grantor, for \$329,000.00 (Three Hundred Twenty Nine Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **KEVIN JAMES MUSSER, a single man and JULIA NICOL KNASIN, a single woman**, as joint tenants with rights of survivorship, hereinafter grantees, whose tax mailing address is **975 STARLIGHT CT., GARDNERVILLE, NV 89460**, the following real property:

**LOT 434, AS SHOWN ON THE MAP OF THE RESUBDIVISION OF LOTS 91-A ( B; 92-A AND B; 93 THROUGH 96, AND 221 THROUGH 232, GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 10, 1967, AS DOCUMENT NO. 37049.**

**Assessor's Parcel No: 1220-16-510-043**

**Property Address is: 975 STARLIGHT CT., GARDNERVILLE, NV 89460**

**Prior instrument reference: Official Records Book 0104, Page 1496 (Affidavit of Death at 2018-919743)**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on July 13, 2021:

Susan Feves-Strong, successor trustee under Musser Living Trust  
**SUSAN FEVES-STRONG, SUCCESSOR TRUSTEE UNDER  
THE MUSSER LIVING TRUST, DATED DECEMBER 15, 2003**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by **SUSAN FEVES-STRONG, SUCCESSOR TRUSTEE UNDER THE MUSSER LIVING TRUST, DATED DECEMBER 15, 2003** who is personally known to me or has produced \_\_\_\_\_ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

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

SEE ATTACHED

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170.

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.

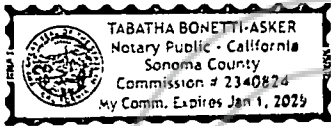
State of California

County of SONOMA

On July 13, 2021 before me, TABATHA BONETTI-ASKER <sup>NOTARY PUBLIC</sup>  
Date Here Insert Name and Title of the Officer

personally appeared SUSAN FEVES STRONG  
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.

*Tabatha Bonetti-Asker*  
Signature

Place Notary Seal and/or Stamp Above

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: FEDERAL RAILROAD SEED

Document Date: DATED 7/13/21 Number of Pages: 2

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: SUSAN FEVES STRONG Signer's Name: ---

Corporate Officer - Title(s): \_\_\_\_\_  Corporate Officer - Title(s): \_\_\_\_\_

Partner -  Limited  General  Partner -  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: SELF Signer is Representing: ---

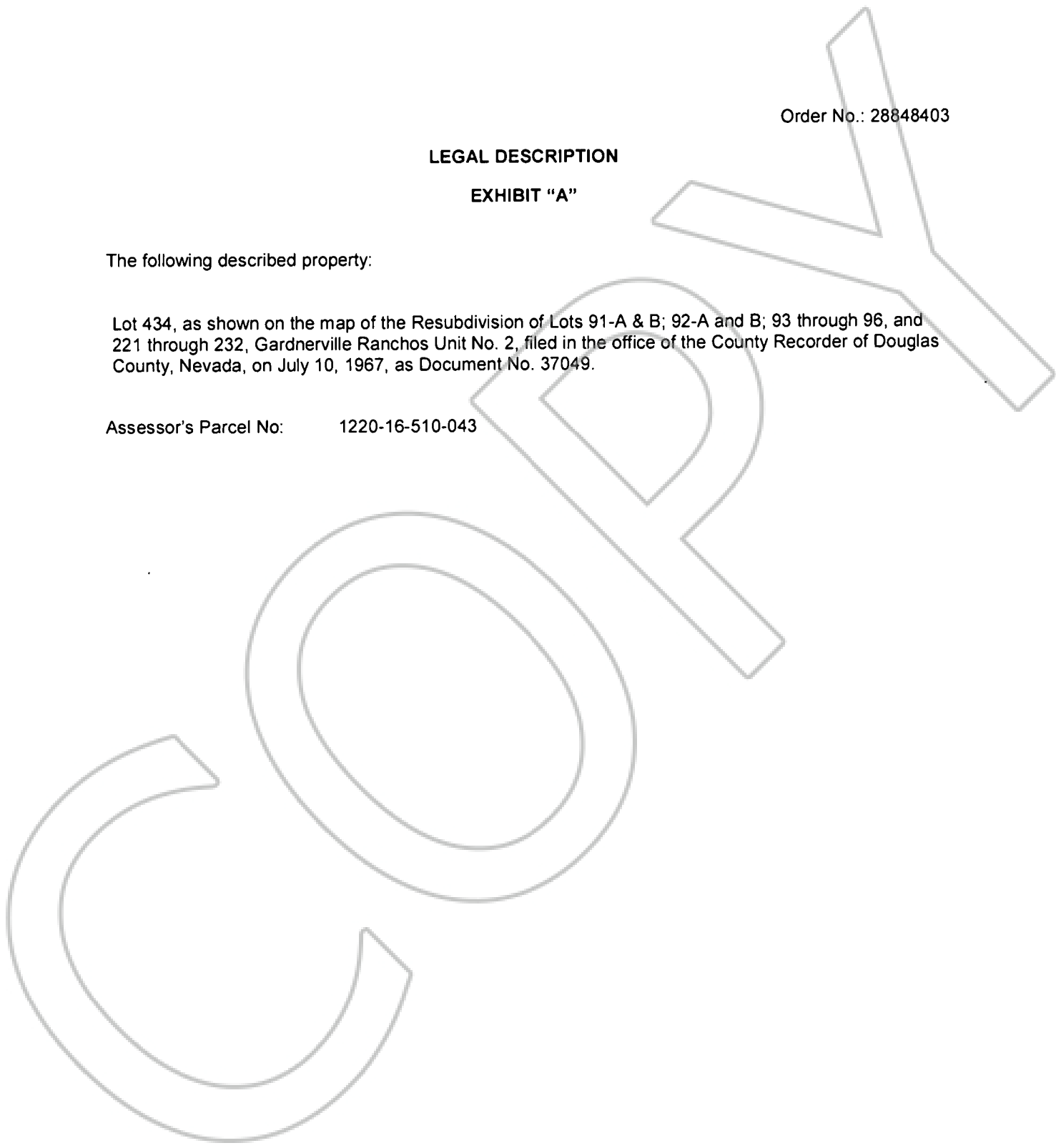
Order No.: 28848403

**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

The following described property:

Lot 434, as shown on the map of the Resubdivision of Lots 91-A & B; 92-A and B; 93 through 96, and 221 through 232, Gardnerville Ranchos Unit No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 10, 1967, as Document No. 37049.

Assessor's Parcel No: 1220-16-510-043



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-16-510-043  
 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 329,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \$329,000.00  
 d. Real Property Transfer Tax Due \$ \$1,283.10

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 *Susan Feves-Strong* Capacity: Successor Trustee under Musser Living Trust dt 12/15/2003  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: SUSAN FEVES-STRONG,  
SUCCESSOR TRUSTEE UNDER  
THE MUSSER LIVING TRUST,  
DATED DECEMBER 15, 2003  
 Address: 6087 FREDERICKS RD.,  
 City: SEBASTOPOL  
 State: CA Zip: 95472

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

Print Name: KEVIN JAMES MUSSER  
and JULIA NICOL  
KNASIN  
 Address: 975 STARLIGHT CT.,  
 City: GARDNERVILLE  
 State: NV Zip: 89460

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

Print Name: SERVICELINK Escrow # 28848403  
 Address: 1355 CHERRINGTON PKWY  
 City: MOON TOWNSHIP State: PA Zip: 15108

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DECLARATION OF VALUE**

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FOR RECORDERS OPTIONAL USE ONLY	
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Signature \_\_\_\_\_ Capacity: \_\_\_\_\_  
 Signature [Handwritten Signature] Capacity: Grantee

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

Print Name: SUSAN FEVES-STRONG,  
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and JULIA NICOL  
KNASIN  
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 State: NV Zip: 89460

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