

A.P.N.: 1319-18-414-004
File No: 123-2633753 (VD)
R.P.T.T.: \$6,045⁰⁰

When Recorded Mail To: Mail Tax Statements To:
Michael Wells and Ester Wells
P.O. Box 3141
Shell Beach, CA 93448

GRANT, BARGAIN and SALE DEED

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

Susan J. Wolff, an unmarried woman and Adam Wolff and Veronica Wolff, husband and wife, as joint tenants

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

Michael Wells and Ester Wells, 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 70 AS SHOWN ON THE MAP ENTITLED KINGSBURY VILLAGE UNIT NO. 5, FILED FOR RECORD SEPTEMBER 7, 1966, IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 33786.

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.

SJ Wolff
Susan J. Wolff

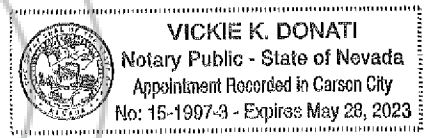
Adam Wolff
Adam Wolff

Signed in Counterparts
Veronica Wolff

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

This instrument was acknowledged before me on November 9, 2021 by
Susan J. Wolff. ~~Adam Wolff~~


[Signature]
Notary Public
(My commission expires: 5/26/23)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 123-2633753.

Signed in Counterparts
Susan J. Wolff

Signed in Counterparts
Adam Wolff


Veronica Wolff

STATE OF NEVADA)
: ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on _____ by
Susan J. Wolff and Adam Wolff and Veronica Wolff.

Notary Public
(My commission expires: _____)

See attached

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 09/17/2021 under Escrow No. 123-2633753

ACKNOWLEDGMENT

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 San Mateo

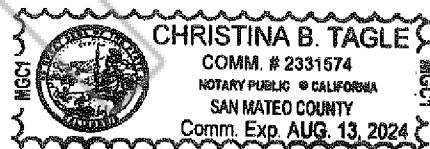
On November 9, 2021 before me, Christina B. Tagle, Notary Public
(insert name and title of the officer)

personally appeared Veronica Wolff
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.

Signature Christina B. Tagle (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-18-414-004
 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: \$1,550,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$1,550,000.00
 d) Real Property Transfer Tax Due \$ 6,045 -

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: Susan J. Wolff
 Signature: Adam Wolff

Capacity: Grantor
 Capacity: Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Susan J. Wolff and Adam Wolff
 Print Name: and Veronica Wolff
 Address: P.O. Box 11255
 City: Reynolds Coon
 State: ND Zip: 89448

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Michael Wells and Ester
 Print Name: Wells
 Address: P.O. Box 3141
 City: Shell Beach
 State: CA Zip: 93448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 123-2633753 VD/ VD
 Address 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

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

**STATE OF NEVADA
DECLARATION OF VALUE**

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 b) _____
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2. Type of Property
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Signature: Michael Wells  Capacity: Grantor
 Signature: Ester Wells  Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Susan J. Wolff and Adam Wolff and Veronica Wolff
 Address: P.O. Box 16255
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Michael Wells and Ester Wells
 Address: P.O. Box 3141
 City: Shell Beach
 State: CA Zip: 93448

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

Print Name: First American Title Insurance Company File Number: 123-2633753 VD/vg
 Address: 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

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