

DOUGLAS COUNTY, NV **2021-978108**
RPTT:\$994.50 Rec:\$40.00
\$1,034.50 Pgs=3 12/07/2021 12:54 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-04-114-002
R.P.T.T.	\$ 994.50
File No.:	1462227 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Charles Frank Rawson and Pamela A. Rawson, Trustees of the Rawson Family Trust dated June 1, 2001	
1584 Fifth Green Court	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Deanna E. Kojder, surviving joint tenant** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Charles Frank Rawson and Pamela A. Rawson, Trustees of the Rawson Family Trust dated June 1, 2001**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Situate in the County of Douglas, State of Nevada, described as follows:

Lot 90 as shown on the plat of KINGSLANE UNIT NO. 3A, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 5, 1976, in Book I 176, Page 29a, as File No. 04483. Said plat was amended by Certificate of Amendment recorded December 2, 1976, as File No. 05025.

Excepting therefrom any mobile home located thereon.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: December 1, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

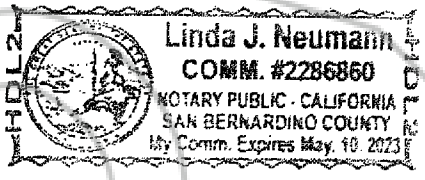
✓ Deanna E. Kojder
Deanna E. Kojder

State of California

County of San Bernardino) ss

✓ This instrument was acknowledged before me on the 2nd day of December, 2021
By: Deanna E. Kojder

Signature: Linda J. Neumann
Notary Public



CALIFORNIA ALL-PURPOSE 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

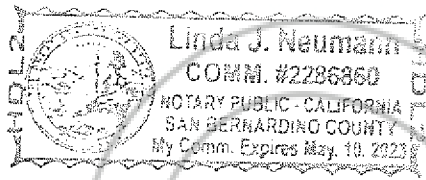
County of SAN BERNARDINO

On December 2, 2021 before me, LINDA J. NEUMANN, Notary Public

Date Here Insert Name and Title of the Officer

personally appeared Deanna E. Kojder 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.

Signature Linda J. Neumann Signature of Notary Public

Place Notary Seal and/or Stamp Above

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, Sale Deed
Document Date: December 2, 2021 Number of Pages: 2
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)
Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator
Other:
Signer is Representing:

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-04-114-002
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 255,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 255,000.00
 d. Real Property Transfer Tax Due \$ 994.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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  Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Deanna E. Kojder
 Address: 20594 Bear Valley Rd. Apt. 131
 City: Apple Valley
 State: CA Zip: 92308

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Charles Frank Rawson and Pamela A. Rawson, Trustees of the Rawson Family Trust dated June 1, 2001
 Address: 1584 Fifth Green Court
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1462227 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410