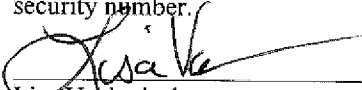


This document does not contain a social security number.

  
\_\_\_\_\_  
Lisa Vaclavicek

**APN: 1220-21-610-047**

**RECORDING REQUESTED BY:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**AFTER RECORDING MAIL TO:**

Anderson, Dorn & Rader, Ltd.  
500 Damonte Ranch Parkway, Suite 860  
Reno, Nevada 89521

**MAIL TAX STATEMENT TO/GRANTEE:**

GERHARD WAGNER, Trustee  
GERHARD WAGNER LIVING TRUST  
739 Bluerock Road  
Gardnerville, NV 89460

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT,

GERHARD WAGNER, an unmarried man,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

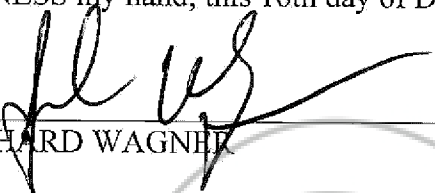
GERHARD WAGNER, Trustee, or his successors in interest, of the  
GERHARD WAGNER LIVING TRUST dated September 9, 2021,  
and any amendments thereto.

ALL of his interest in that real property situated in the County of Douglas State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To: 1. Taxes for the Current fiscal year, paid current  
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

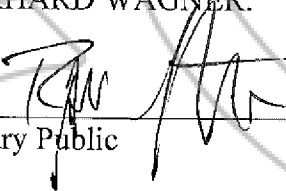
This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.


WITNESS my hand, this 16th day of December, 2021.

  
\_\_\_\_\_  
GERHARD WAGNER

STATE OF NEVADA   }  
  } ss:  
COUNTY OF WASHOE   }

This instrument was acknowledged before me, this 16th day of December, 2021, by GERHARD WAGNER.

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

 RYAN STODTMEISTER  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 20-3679-02 - Expires June 3, 2024

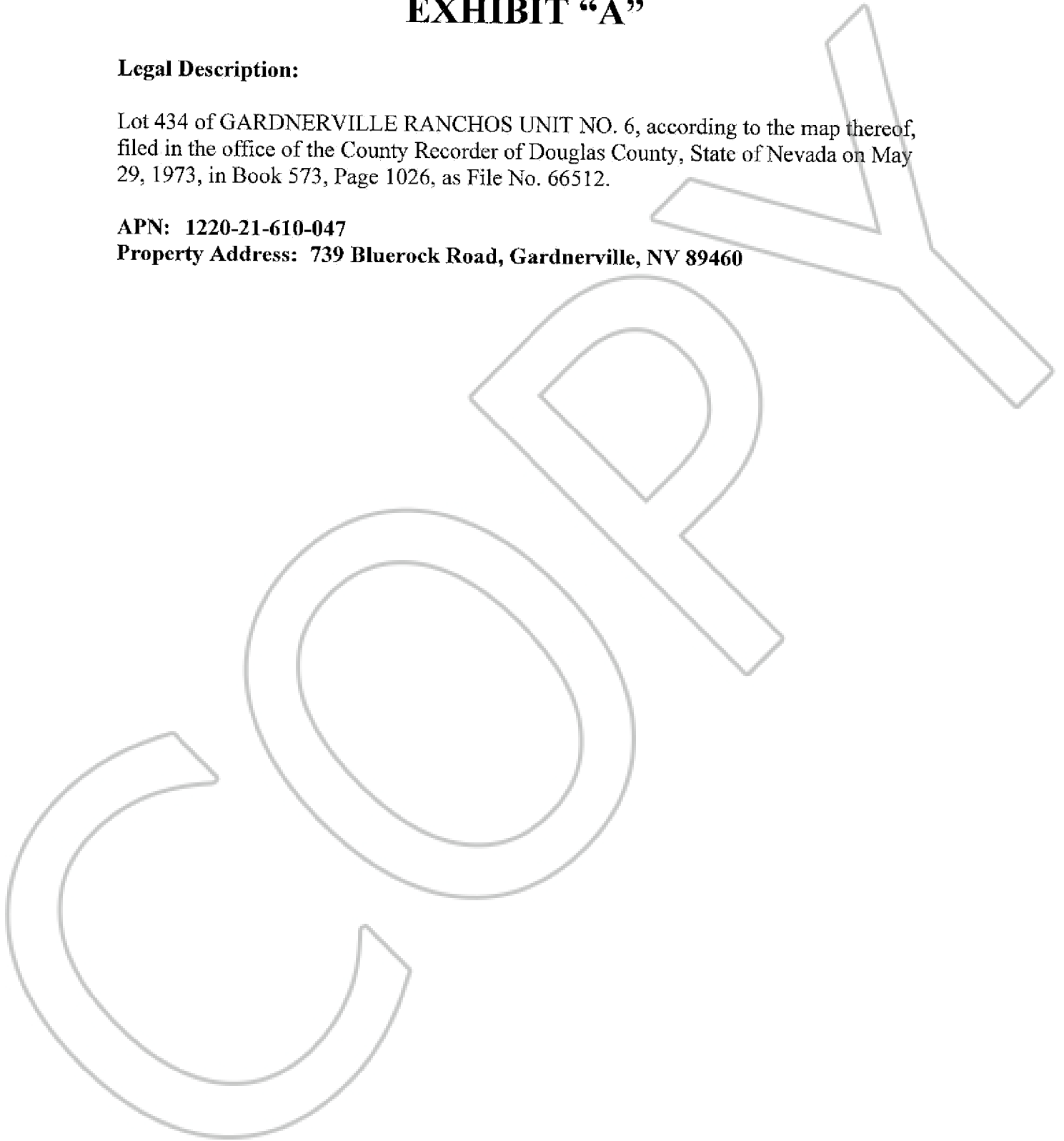
# EXHIBIT "A"

**Legal Description:**

Lot 434 of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

**APN: 1220-21-610-047**

**Property Address: 739 Bluerock Road, Gardnerville, NV 89460**



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1220-21-610-047  
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 ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust ok BC</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_ 0.00  
Real Property Transfer Tax Due: \$ \_\_\_\_\_ 0.00

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 7  
b. Explain Reason for Exemption: A transfer to/from a trust, made without consideration.

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 [Signature] Capacity Grantor  
Signature [Signature] Capacity Grantor

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

Print Name: GERHARD WAGNER  
Address: 739 Bluerock Road  
City: Gardnerville  
State: NV Zip: 89460

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

Print Name: GERHARD WAGNER LIVING TRUST  
Address: 739 Bluerock Road  
City: Gardnerville  
State: NV Zip: 89460

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

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # \_\_\_\_\_  
Address: 500 Damonte Ranch Pkwy, Suite 860  
City: Reno State: NV Zip: 89521

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