

DOUGLAS COUNTY, NV **2022-980271**  
RPTT:\$1930.50 Rec:\$40.00  
\$1,970.50 Pgs=3 **01/25/2022 09:30 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1319-03-110-012
<b>R.P.T.T.</b>	\$1,930.50
<b>File No.:</b>	1527124 SA
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Twenty Euros Trust dated February 8, 2020	
10930 E. Winchcomb DR	
Scottsdale, AZ 85255	

## GRANT, BARGAIN, SALE DEED

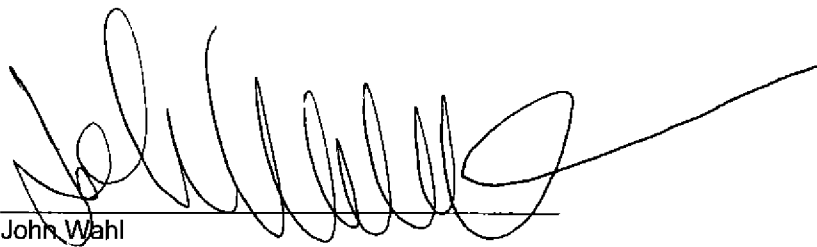
THIS INDENTURE WITNESSETH: That **John Wahl, a married man as his sole and separate property who acquired title as an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Mark S. Ruggiero and Beth M. Lavin, Trustees of the Twenty Euros Trust dated February 8, 2020, and to the heirs and assigns of such Grantee forever**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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: 1-17-2022

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

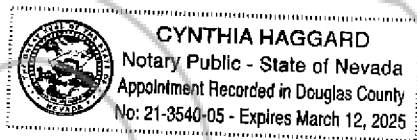
  
John Wahl

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 17 day of January, 2022  
By: John Wahl

Signature: Cynthia Haggard  
Notary Public

My Commission Expires: 3.12.2025



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

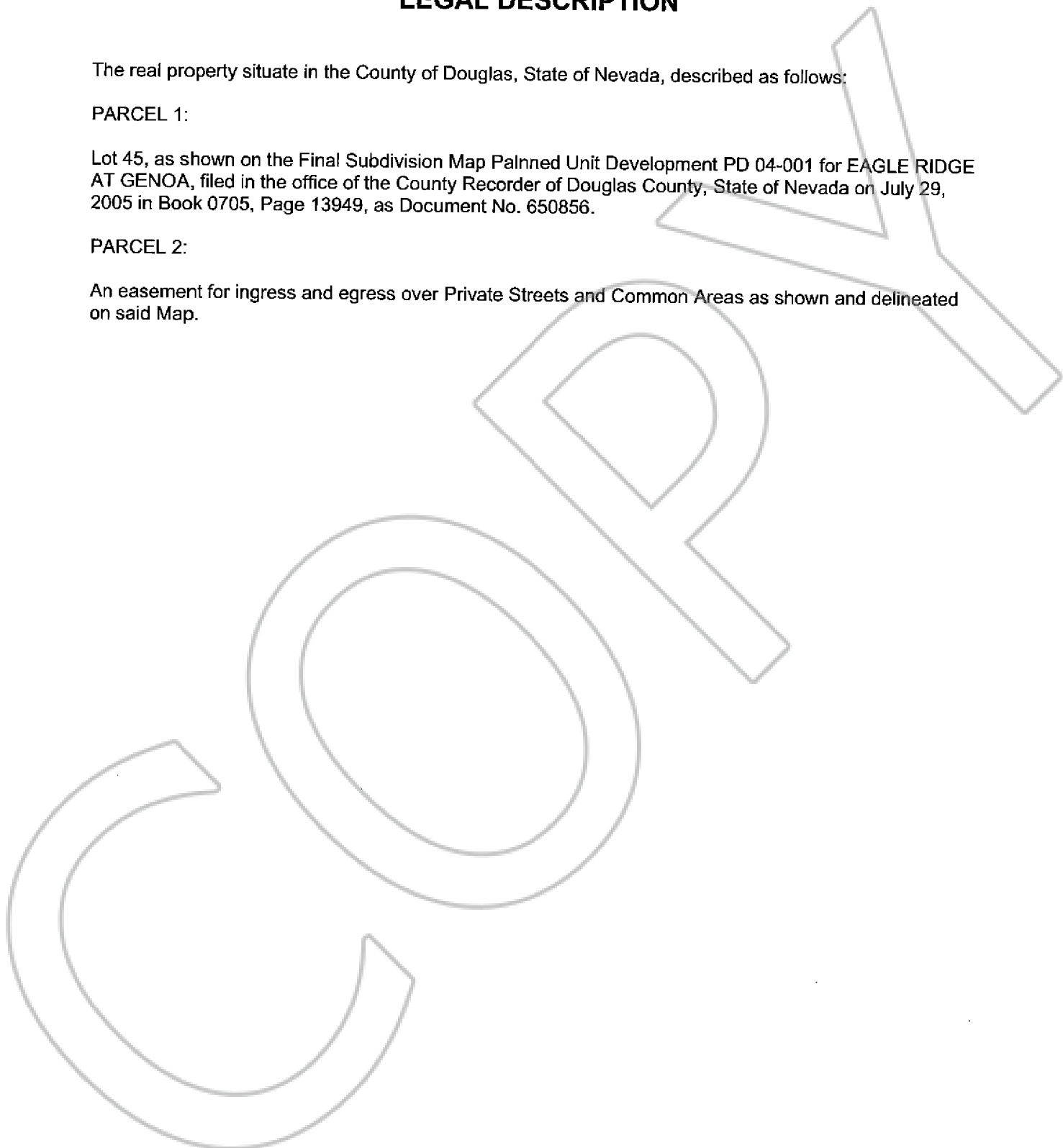
The real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

Lot 45, as shown on the Final Subdivision Map Planned Unit Development PD 04-001 for EAGLE RIDGE AT GENOA, filed in the office of the County Recorder of Douglas County, State of Nevada on July 29, 2005 in Book 0705, Page 13949, as Document No. 650856.

**PARCEL 2:**

An easement for ingress and egress over Private Streets and Common Areas as shown and delineated on said Map.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-03-110-012  
 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      \$ 495,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ 495,000.00  
 d. Real Property Transfer Tax Due      \$ 1,930.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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 Escrow  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: John Wahl  
 Address: 968 Fairway DR  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Twenty Euros Trust dated  
February 8, 2020  
 Address: 10930 E. Winchcomb DR  
 City: Scottsdale  
 State: AZ Zip: 85255

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1527124 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED