

DOUGLAS COUNTY, NV

**2022-982579**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=7

03/17/2022 08:16 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

**ASSESSOR'S PARCEL NO. 1318-26-514-019**

**WHEN RECORDED MAIL TO:**

DARLENE L BECKLES  
VENABLE LLP  
2049 CENTURY PARK EAST  
SUITE 2300  
LOS ANGELES, CA 90067

**MAIL TAX NOTICES TO:**

CHRISTOPHER WILLIAM VON  
WIESENBERGER, TRUSTEE  
TAYLOR MITCHELL VON  
WIESENBERGER, TRUSTEE  
P.O. BOX 7172 PMB 255  
STATELINE, NV 89449

**GRANT, BARGAIN AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHRISTOPHER WILLIAM VON WIESENBERGER and TAYLOR VON WIESENBERGER, husband and wife, as community property (herein, "Grantor"), whose address is 119 Meadow Drive, Stateline, NV 89449, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to CHRISTOPHER WILLIAM VON WIESENBERGER AND TAYLOR MITCHELL VON WIESENBERGER, Trustees, or any successors in trust, under THE VON WIESENBERGER FAMILY TRUST dated August 7, 2020 and any amendments thereto (herein, "Grantee"), whose address is 119 Meadow Drive, Stateline, NV 89449, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

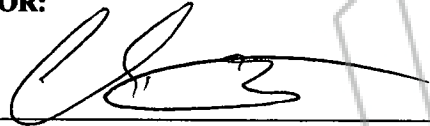
SEE EXHIBIT A ATTACHED HERETO.

Property street address: 119 Meadow Drive, Stateline, NV 89449

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.

Dated this 25 day of January, 2022.

GRANTOR:



CHRISTOPHER WILLIAM VON WIESENBERGER

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.

**ACKNOWLEDGMENT**

**See Attached Notary Certificate**

State of California  
County of \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_  
personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ (Seal)

This certificate is attached to a 1 page document dated 1/12 entitled Grant, Assign and Sale Deed  
**ACKNOWLEDGMENT CERTIFICATE**

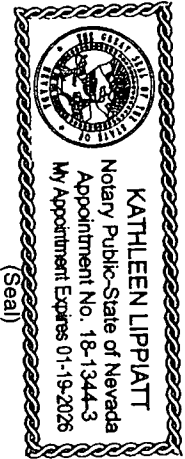
State of Nevada  
County of Davies

Before me, Kathleen Lippatt, on this  
day personally appeared Christopher William Von Drasendorfer,  
Name of Notary Public Name of signer(s)

to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of JAN., 2022  
Year

Kathleen Lippatt  
Notary Public's Signature



**Signer's Identity verified by:**

Personally known to me

Identity proven on the oath

Identity proven on the basis of 2008 Nevada State Bar License  
Name of credible witness

GRANTOR:

*Taylor Von Wiesenberger*

TAYLOR VON WIESENBERGER

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.

ACKNOWLEDGMENT

State of California  
County of \_\_\_\_\_)

See Attached Notary Certificate

On \_\_\_\_\_ before me, \_\_\_\_\_  
personally appeared \_\_\_\_\_, 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 \_\_\_\_\_ (Seal)

This certificate is attached to a 1 page document dated 1/12 entitled Agent, Broker and Sale Deed  
**ACKNOWLEDGMENT CERTIFICATE**

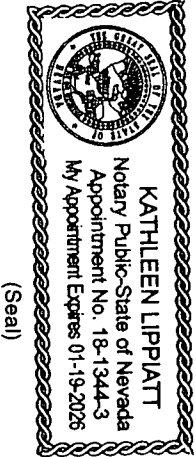
State of Nevada  
County of Douglas

Before me, Kathleen Lippiatt, on this  
day personally appeared Taylor Mitchell VonDusenberg,  
Name of Notary Public  
Name of signer(s)

to be the person(s) whose name(s) is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 25<sup>th</sup> day of Jan, 2022.  
Year

Kathleen Lippiatt  
Notary Public's Signature



**Signer's Identity verified by:**

Personally known to me

Identity proven on the oath

Identity proven on the basis of DDORIALS  
Name of credible witness  
Description of identity card or other document

\*\*\*\*\*

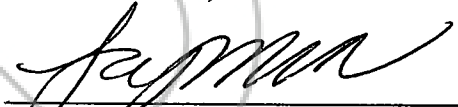
**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

The von Wiesenberger Family Trust dated August 7, 2020



CHRISTOPHER WILLIAM VON  
WIESENBERGER, Trustee



TAYLOR MITCHELL VON WIESENBERGER,  
Trustee

Grantee

COOPER

**EXHIBIT A**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 2, in Block C, of GRANITE SPRINGS SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 15, 1979, in Book 679, Page 1150, as File No.. 33554.

Per NRS 111.312, this legal description was previously recorded as Document No. 2021-971428, on July 26, 2021, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-26-514-019  
 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 RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 3/17/22 Trust Ok~A.B.

3. Total Value/Sales Price of Property \$ 0.00  
 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: Transfer to trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 GRANTEE

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Christopher William von Wiesenberger  
 Address: 119 Meadow Drive  
 City: Stateline  
 State: NV Zip: 89449

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)** Christopher William von Wiesenberger, Tee  
 Print Name: The von Wiesenberger Family Trust  
 Address: 119 Meadow Drive  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: U.S. Deeds, P.A. Escrow #: \_\_\_\_\_  
 Address: 423 Lithia Pinecrest Rd.  
 City: Brandon State: FL Zip: 33511