DOUGLAS COUNTY, NV Rec:\$40.00

Total:\$40.00 BCN FINANCIAL, INC 2022-988287

08/10/2022 09:52 AM

Pgs=2

RECORDING REQUESTED BY:

PAUL A. WALLACE

26980 Halifax Place

Hayward, CA 94542

WHEN RECORDED MAIL TO:

SAME AS ABOVE

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

APN: 217-56-578 /220-21-610-205

KAREN ELLISON, RECORDER

Space above for Recorder's use only.

E07

WARRANTY DEED (NV)

NOTICE:

THIS CONVEYANCE IS TO A TRUST NOT PURSUANT TO A SALE AND IS EXEMPT FROM TAX AND THE UNDERSIGNED ARE THE DECLARANTS AND TRUSTEES ON THE EFFECTIVE DATE OF THIS INSTRUMENT.

DOCUMENTARY TRANSFER TAX \$ NONE NRS 375.190 (17)
Computed on Yull value of property conveyed

or computed on full value less liens and encump ances remaining at time of sale

PAUL A. WALLACE

APN: 217-56-578

We, PAUL A. WALLACE, an unmarried man,

do hereby grant to PAUL A. WALLACE, Trustee of THE WALLACE FAMILY TRUST dated APRIL 17, 2000, commonly known as 698 Bluerock Rd., Gardnerville, NV 89460

all that real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 387, as shown on the official map of Gardnerville Ranchose unit No. 6, filed for record on May 29, 1973, in the office of the county recorder of Douglas County, Nevada, as document no. 66512, and on record of survey recorded October1, 1982, in Book 1082, of official records at page 006, as document no. 71399.

ea Hallaco

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 ALAMENA

On JULY 26, 2022, before me, BRET SHIPKEY , a Notary Public, personally appeared PAUL A. WALLACE, 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 on 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.

BRETT SHIRKEY Notary Public - California Alameda County Commission # 2249772 My Comm. Expires Aug 10, 2022

Signature of Notary Public

[Seal]

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)		/\
a. 217-56-578		
b. n/a /220-21-610-205		\ \
c. n/a		\ \
d. n/a		\ \
2. Type of Property:		\ \
a. Vacant Land b. Single Fam. Res.	EOR RECORT	DERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	Book	
	Date of Record	ing, fex Breth-Ox To reptate APN
	1 1/2	
g. Agricultural h. Mobile Home Other	Notes: VOK	Hex Must -g-
	0.000	
3.a. Total Value/Sales Price of Property	\$ 0.00	
b. Deed in Lieu of Foreclosure Only (value of proc. Transfer Tax Value;		
d. Real Property Transfer Tax Due	\$ 0.00 \$ 0.00	
d. Real Property Transfer Tax Due	\$ 0.00	
4. If Exemption Claimed:))
a. Transfer Tax Exemption per NRS 375.090,	Section 07	
b. Explain Reason for Exemption: transfer in t		st without
consideration,	to revealable living the	St Willout
5. Partial Interest: Percentage being transferred: N	/A %	<
The undersigned declares and acknowledges, under		ursuant to NRS 375 060
and NRS 375.110, that the information provided is	correct to the best of	their information and helief
and can be supported by documentation if called up	pon to substantiate th	e information provided herein
Furthermore, the parties agree that disallowance of	any claimed exempti	on or other determination of
additional tax due, may result in a penalty of 10% of		
to NRS 375.030, the Buyer and Seller shall be joint		
0	,	o tot unit uniternat uniternat o troa.
Signature Paula. Urillace	Capacity: Trus	tee/Owner(Paul A. Wallace)
	sp	
Signature	Capacity:	
	_/ /	
SELLER (GRANTOR) INFORMATION	BUYER (GRA	NTEE) INFORMATION
(REQUIRED)	(F	REQUIRED) trustee the Wallace
Print Name: Paul A. Wallace	Print Name: Pa	ul A. Wallace, Family Trust Dro 04/17/2000
Address: 26980 Halifax Place	Address: 26980	Halifax Place
City: Hayward	City: Hayward	
State: CA Zip: 94542	State:CA	Zip:94542
\/_/		
COMPANY/PERSON REQUESTING RECORD		<u>not seller or buyer)</u>
Print Name: BCN Financial, Inc.	Escrow#	
Address: 3215 Encinal Ave., Ste. L	a	Z: 04504
City: Alameda	State:CA	Zip: 94501