

DOUGLAS COUNTY, NV **2022-990676**  
RPTT:\$4680.00 Rec:\$40.00  
\$4,720.00 Pgs=3 10/10/2022 11:39 AM  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1023-08-002-001
<b>R.P.T.T.</b>	\$4,680.00
<b>File No.:</b>	1827778
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Dennis M. Hansel and Teresa M. Hansel, Trustees of the Hansel Family Trust U/T/A dated February 3, 2020	
1431 Flores Drive	
Pacifica, CA 94044	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Greg L. Ross and Susan M. Ross, Trustees of the Ross Trust dated April 6, 2002** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Dennis M. Hansel and Teresa M. Hansel, Trustees of the Hansel Family Trust U/T/A dated February 3, 2020**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

A parcel of land situated in Section 8, Township 10 North, Range 23 East, M.D.B.&M., in Douglas County, Nevada, more particularly described as follows:

The Southwest 1/4 of the Southwest 1/4 of Section 8, Township 10 North, Range 23 East, M.D.B.&M., Douglas County, Nevada.

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: 10-5-2022

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

Ross Trust dated April 6, 2002

By: [Signature] Date: 10-5-2022  
Greg L. Ross, Trustee

By: [Signature] Date: 10-5-2022  
Susan M. Ross, Trustee

State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
By: Greg L. Ross and Susan M. Ross as Trustees of Ross Trust dated April 6, 2002

Signature: \_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

*see CA acknowledgment*

**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 Ventura )

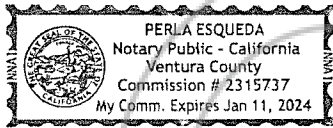
On October 05, 2022 before me, Perla Esqueda, notary public,  
Date Here Insert Name and Title of the Officer

personally appeared Greg L. Ross and  
Name(s) of Signer(s)  
Susan M. Ross

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 Perla Esqueda  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is 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: October 05, 2022  
Number of Pages: 3 Signer(s) Other Than Named Above: none

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Greg L. Ross  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: Susan M. Ross  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1023-08-002-001  
 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'/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                      \$ 1,200,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 1,200,000.00  
 d. Real Property Transfer Tax Due                                \$ 4,680.00

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.

*grantor* Signature [Signature] Capacity Grantor  
*grantor* Signature [Signature] Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ross Trust dated April 6, 2002  
 Address: P.O. Box 582  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Hansel Family Trust U/T/A dated  
February 3, 2020  
 Address: 1431 Flores Drive  
 City: Pacifica  
 State: CA Zip: 94044

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1827778  
 Address: 5470 Kietzke Ln., Suite 230  
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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 Other \_\_\_\_\_

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Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantor \_\_\_\_\_  
 Signature *[Signature]* / *[Signature]* Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

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