

A.P.N.: 1220-16-610-006
File No: 143-2663882 (et)
R.P.T.T.: \$2,320.50

When Recorded Mail To: Mail Tax Statements To:
Wacholtz Trust
4805 County Road GG
Oshkosh, WI 54904

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Thomas D. Duncan and Evelia Duncan, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

William F. Wacholtz and Margaret L. Wacholtz, as trustees of The William F. Wacholtz And Margaret L. Wacholtz Revocable Trust, dated May 24, 2018

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

LOT 455 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2 FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 1, 1965 IN BOOK 1 OF MAPS AS DOCUMENT NO. 28309 AND ON JUNE 4, 1965 AS DOCUMENT NO. 28377.

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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

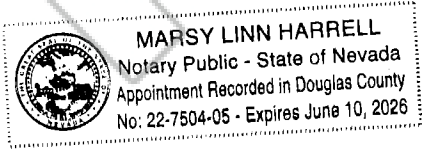
Thomas D. Duncan
Thomas D. Duncan

Evelia Duncan
Evelia Duncan

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on May 11, 2023 by
Thomas D. Duncan and Evelia Duncan.

Marsy Linn Harrell
Notary Public
(My commission expires: 6.10.2026)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2663882.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-16-610-006
 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$595,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$595,000.00
 d) Real Property Transfer Tax Due \$2,320.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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.

Signature: [Signature]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

Print Name: Thomas D. Duncan and Evelia Duncan
 Address: 8885 Steven Chase Ct.,
 City: Las Vegas
 State: NV Zip: 89149

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

Print Name: Wacholtz Trust
 Address: 4805 County Road GG
 City: Oshkosh
 State: WI Zip: 54904

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

Print Name: Company File Number: 143-2663882 et/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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