

DOUGLAS COUNTY, NV **2024-1005527**  
RPTT:\$3217.50 Rec:\$40.00  
\$3,257.50 Pgs=2 **03/13/2024 09:54 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1419-11-002-060
<b>R.P.T.T.</b>	\$3,217.50
<b>File No.:</b>	2227267 DC
<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>	
Andre Gueziec	
779 Chopin Dr.	
Sunnyvale, CA 94087	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Francis Carline Rauber, Successor Trustee of The Spencer N. Rauber and Francis Carline Rauber Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Andre Gueziec, an unmarried man, 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:

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

Lot 52, as shown on the certain Map entitled ALPINE VIEW ESTATES NO. 2 filed in the Office of the County recorder of Douglas County, Nevada, on November 1, 1972, as File No. 62567. Official Records.

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: 2/26/2024

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

The Spencer N. Rauber and Francis Carline Rauber  
Trust


*Francis Carline Rauber*  
Francis Carline Rauber,  
Successor Trustee  
AKA *Francis Carline Rauber*

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State of Nevada )  
) ss  
County of ~~Douglas~~ *De Carson City*

This instrument was acknowledged before me on the 26<sup>th</sup> day of February, 2024  
By: Francis Carline Rauber AKA Francis Carline Rauber as Successor Trustee of The Spencer  
N. Rauber and Francis Carline Rauber Trust

Signature: *[Signature]*  
Notary Public  
Dawn Cuellar  
My Commission Expires: 10/22/28

 **DAWN CUELLAR**  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 14-15385-3 - Expires October 22, 2026

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1419-11-002-060  
 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                      \$ 825,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 825,000.00  
 d. Real Property Transfer Tax Due                              \$ 3,217.50

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 \_\_\_\_\_ Capacity Grantor Agent  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Spencer N. Rauber and Francis Carline Rauber Trust  
 Address: P.O. Box 384  
 City: Genoa  
 State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Andre Gueziec,  
 Address: 179 Chopin Dr  
 City: Sunnyvale  
 State: CA Zip: 96037

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2227267 DC  
 Address: 2310 S. Carson Street, Suite 5A  
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED