

DOUGLAS COUNTY, NV **2024-1005679**  
RPTT:\$2067.00 Rec:\$40.00  
\$2,107.00 Pgs=7 **03/15/2024 01:27 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1420-33-312-063
<b>R.P.T.T.</b>	\$2,067.00
<b>File No.:</b>	2241032 RC
<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>	
Anthony R. Cornell and Rebecca Leah Cornell	
1301 Wrangler Circle	
Minden, NV 89423	

## GRANT, BARGAIN, SALE DEED

**\*\*This document is being executed in counterpart\*\***

THIS INDENTURE WITNESSETH: That **Mary Susan Cornell and Steven Anthony Klein, as Successor Co-Trustees of the Klein Family Trust, dated July 26, 1990**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Rebecca Leah Cornell and Anthony R. Cornell, wife and husband, as joint tenants with right of survivorship**

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:

Lot 167, as set forth on the Final Map of WILDHORSE UNIT NO. 6, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada on March 15, 1994, in Book 394 Page 2741, as Document No. 332336.

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: 3/14/2024

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

Mary Susan Cornell and Steven Anthony Klein, as  
Successor Co-Trustees of the Klein Family Trust  
dated July 26, 1990

By: Mary Susan Cornell  
Mary Susan Cornell, Successor Co-Trustee

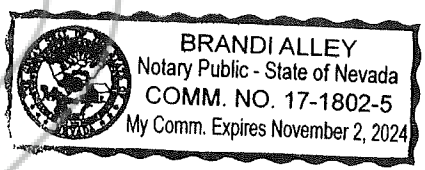
By: \_\_\_\_\_  
Steven Anthony Klein, Successor Co-Trustee

State of Nevada )  
                                  ) ss  
County of Douglas )

This instrument was acknowledged before me on the 14th day of March, 2024  
By: ~~Mary Susan Cornell and Steven Anthony Klein~~, as Successor Co-Trustees of the Klein Family Trust,  
dated July 26, 1990

Signature: Brandi Alley  
Notary Public

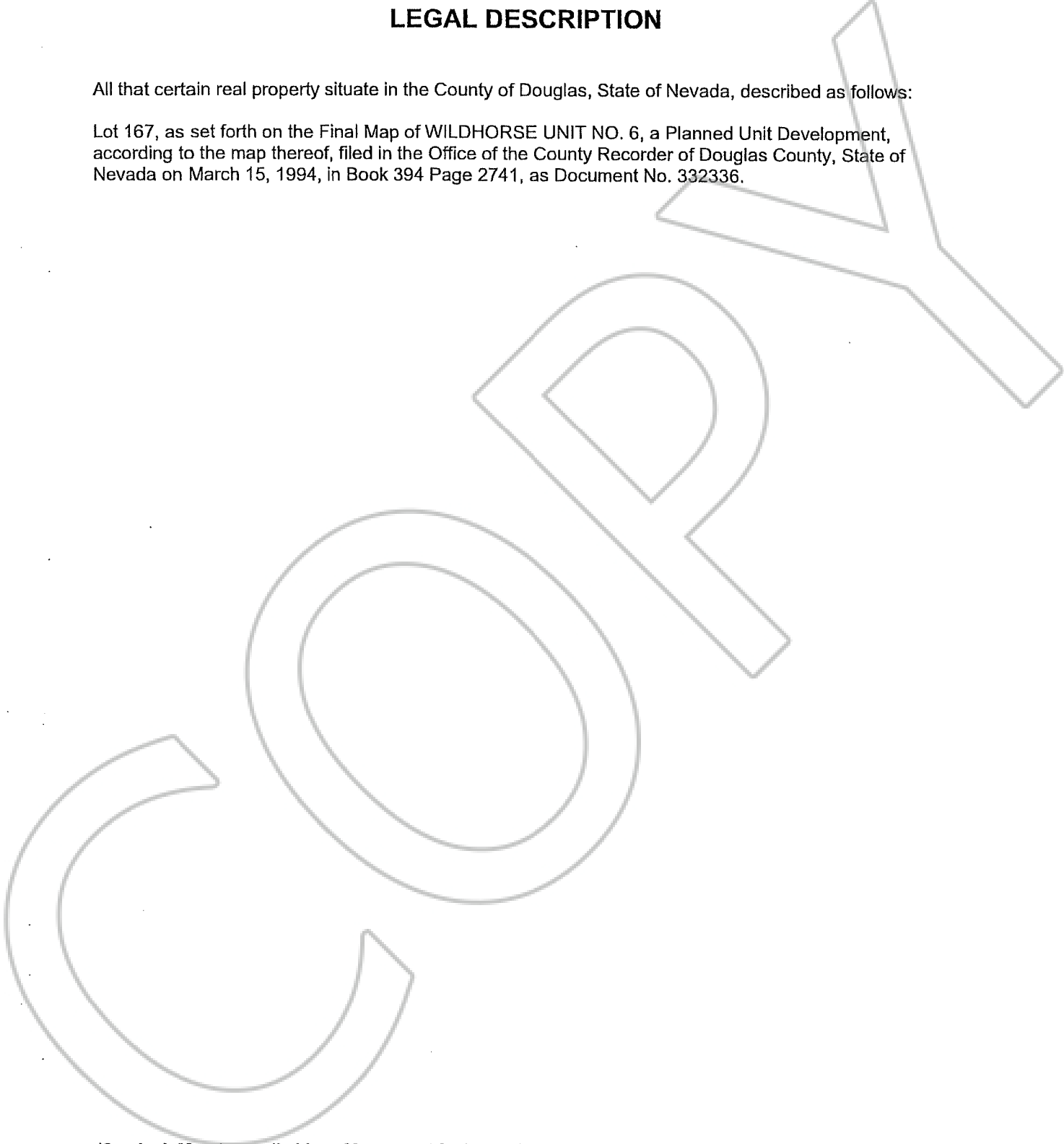
My Commission Expires: 11/2/24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Lot 167, as set forth on the Final Map of WILDHORSE UNIT NO. 6, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada on March 15, 1994, in Book 394 Page 2741, as Document No. 332336.



<b>A.P.N. No.:</b>	1420-33-312-063
<b>R.P.T.T.</b>	\$2,067.00
<b>File No.:</b>	2241032 RC
<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>	
Anthony R. Cornell and Rebecca Leah Cornell	
1301 Wrangler Circle	
Minden, NV 89423	

## GRANT, BARGAIN, SALE DEED

**\*\*This document is being executed in counterpart\*\***

THIS INDENTURE WITNESSETH: That **Mary Susan Cornell and Steven Anthony Klein, as Successor Co-Trustees of the Klein Family Trust, dated July 26, 1990**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Rebecca Leah Cornell and Anthony R. Cornell, wife and husband, as joint tenants with right of survivorship**

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:

Lot 167, as set forth on the Final Map of WILDHORSE UNIT NO. 6, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada on March 15, 1994, in Book 394 Page 2741, as Document No. 332336.

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: 3/13/2024

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

Mary Susan Cornell and Steven Anthony Klein, as  
Successor Co-Trustees of the Klein Family Trust  
dated July 26, 1990

By: \_\_\_\_\_  
Mary Susan Cornell, Successor Co-Trustee

By: Steven Anthony Klein  
Steven Anthony Klein, Successor Co-Trustee

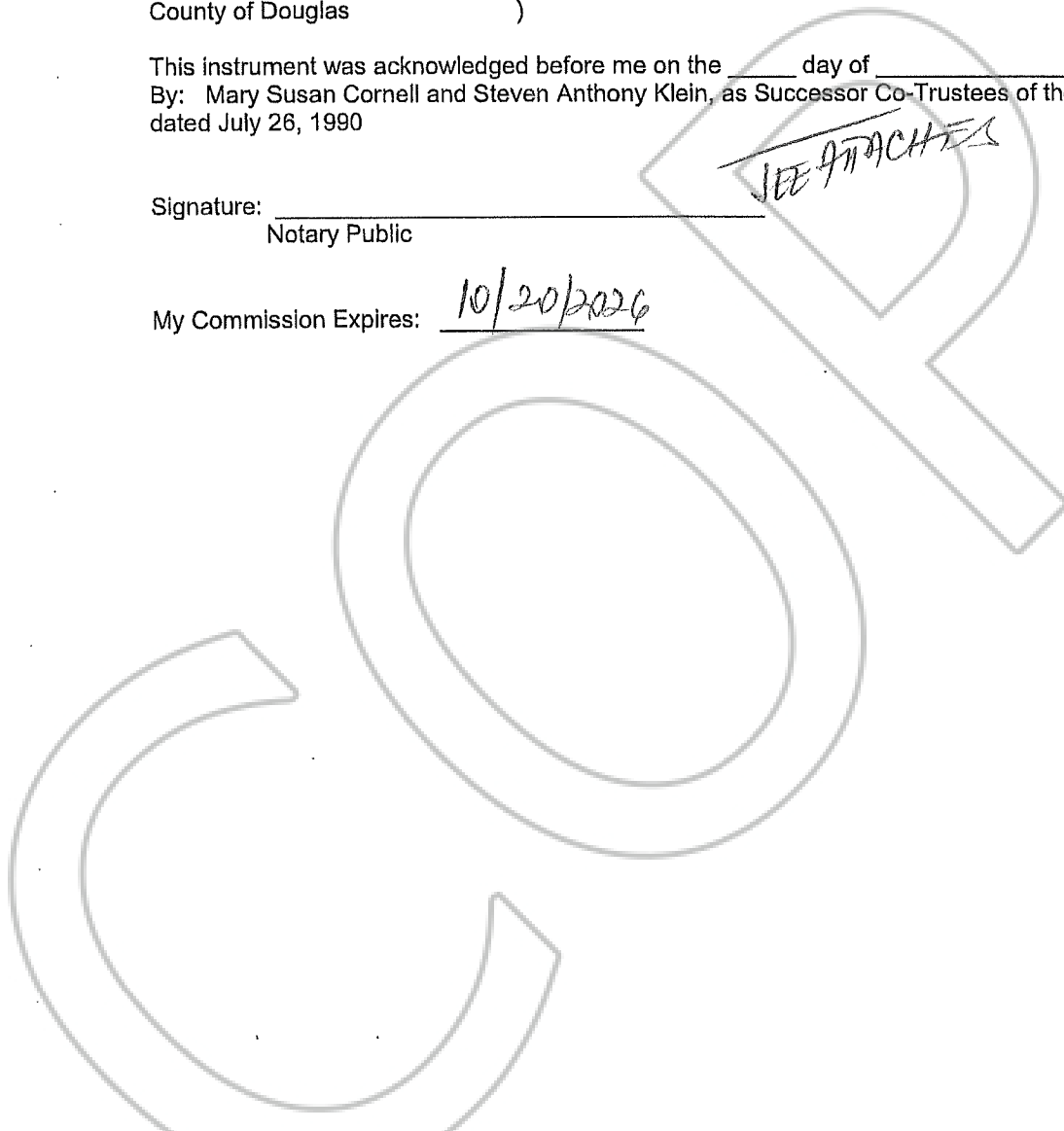
\_\_\_\_\_  
State of Nevada                    )  
  ) ss  
County of Douglas                )

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2024  
By: Mary Susan Cornell and Steven Anthony Klein, as Successor Co-Trustees of the Klein Family Trust,  
dated July 26, 1990

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

My Commission Expires: 10/20/2026

*SEE ATTACHES*



# ACKNOWLEDGMENT

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 Riverside)

On March 13, 2024 before me, Claudia Sundara, Notary Public  
(insert name and title of the officer)

personally appeared Steven Anthony Klein  
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.

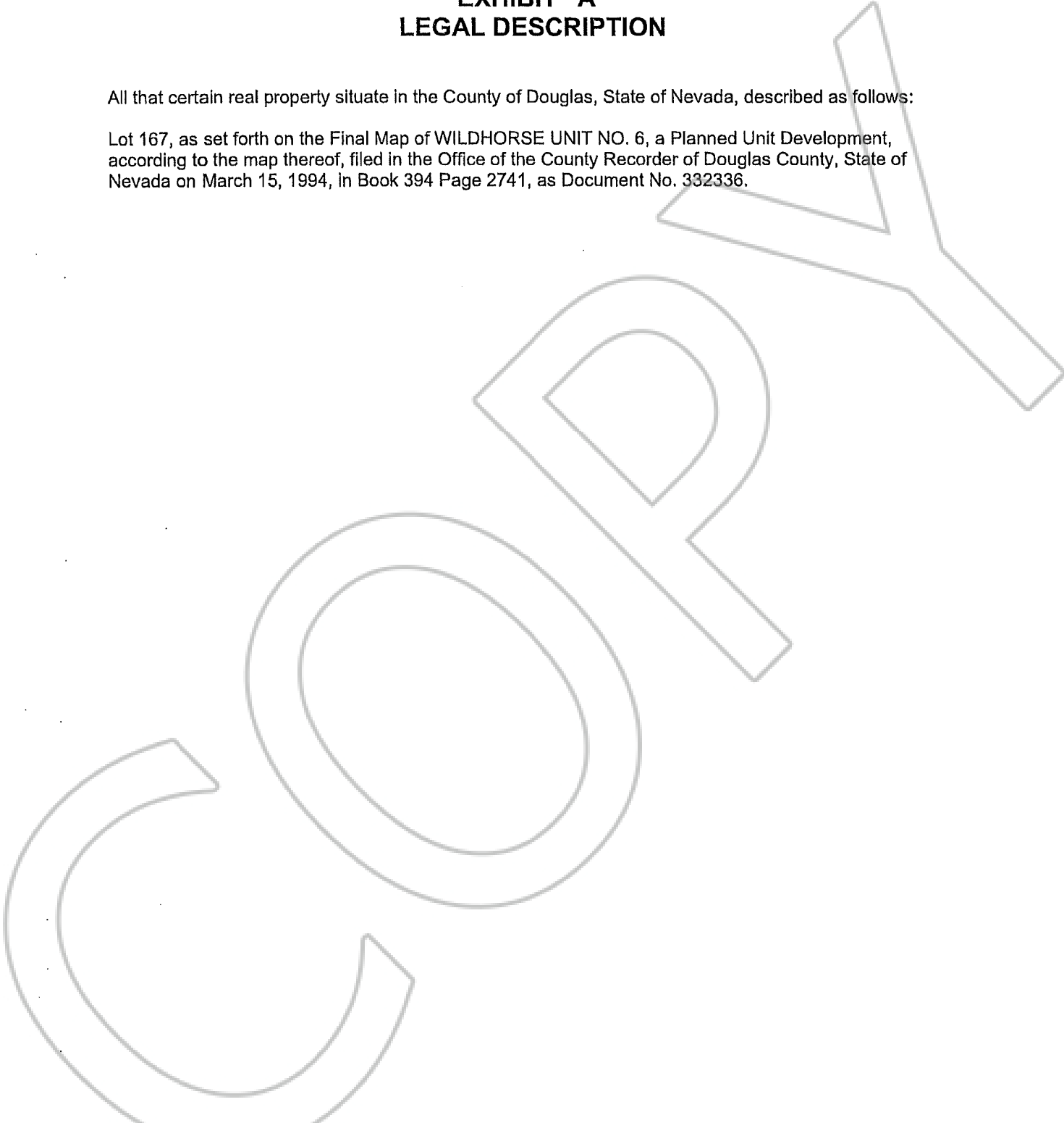
Signature Claudia Sundara (Seal)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

Lot 167, as set forth on the Final Map of WILDHORSE UNIT NO. 6, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada on March 15, 1994, in Book 394 Page 2741, as Document No. 332336.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-33-312-063  
 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                      \$ 530,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 530,000.00  
 d. Real Property Transfer Tax Due                                \$ 2,067.00

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.

Signature [Handwritten Signature] Capacity Grantor Escrow  
 Signature [Handwritten Signature] Capacity Grantee Escrow

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mary Susan Cornell and Steven Anthony Klein, as Successor Co-Trustees of the Klein Family Trust, dated July 26, 1990  
 Address: 26551 Pinceton Street  
 City: Hemet  
 State: CA Zip: 92544

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Anthony R. Cornell and Rebecca Leah Cornell  
 Address: 1301 Wrangler Circle  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 2241032 RC  
 Address: 540 W Plumb Ln, Suite 100  
 City: Reno State: NV Zip: 89509