

DOUGLAS COUNTY, NV **2024-1007877**
RPTT:\$12772.50 Rec:\$40.00
\$12,812.50 Pgs=3 **05/15/2024 09:28 AM**
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-10-314-007

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Michael W Rudy and Linda Hoffman Rudy
PO Box 1757
Zephyr Cove, NV 89448

Escrow No.: ZC3778-JL

RPTT \$12,772.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Timothy T Wulf and Linda K Wulf, Trustees of the Tim & Linda Wulf 2013 Revocable Living Trust dated September 9, 2013, and any amendments thereto

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Michael W Rudy and Linda Hoffman Rudy, husband and wife as community property with right of survivorship

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

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

Timothy T Wulf and Linda K Wulf, Trustees of the Tim & Linda Wulf 2013 Revocable Living Trust dated September 9, 2013, and any amendments thereto

Timothy T Wulf Trustee

By: Timothy T Wulf, Trustee

Linda K Wulf Trustee

By: Linda K Wulf, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 5/2/2024

by Timothy T Wulf & Linda K Wulf

Jane (seal)
Notary Public

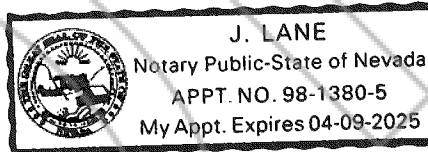
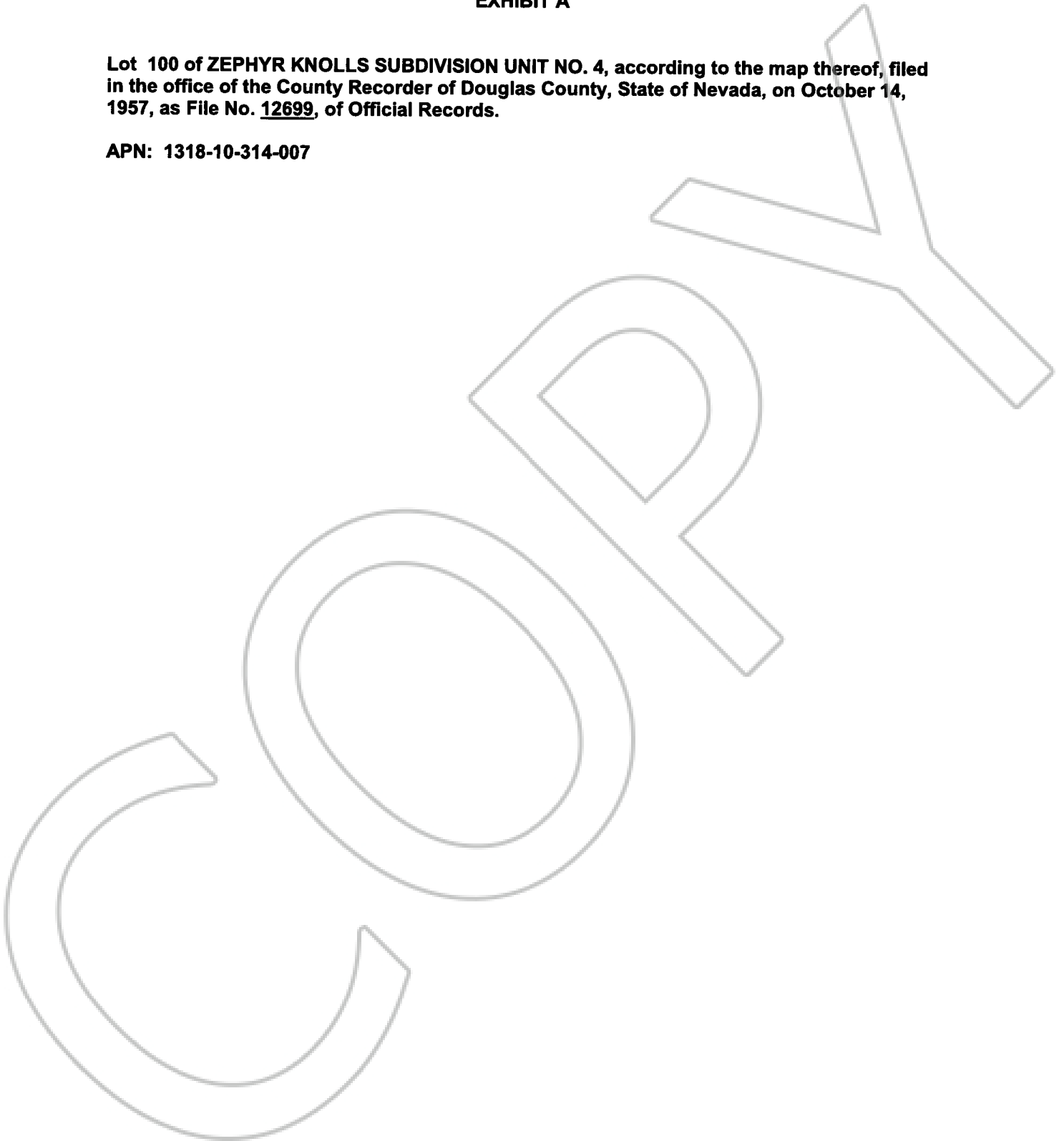


EXHIBIT A"

Lot 100 of ZEPHYR KNOLLS SUBDIVISION UNIT NO. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 14, 1957, as File No. 12699, of Official Records.

APN: 1318-10-314-007



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-10-314-007
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$3,275,000.00
 Transfer Tax Value \$3,275,000.00
 Real Property Transfer Tax Due: \$12,772.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 _____

Grantor _____

Signature Michael Rudy

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Timothy T Wulf and Linda K Wulf, Trustees of the Tim & Linda Wulf 2013 Revocable Living Trust
 Print Name: _____
 Address: 5150 Mae Anne Ave
Reno, NV 89523

Michael W Rudy
 Print Name: _____
 Address: PO Box 1757
Zephyr Cove, NV 89448

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

Print Name: Signature Title Company LLC Escrow #: ZC3778-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448