

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-03-401-002
- 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 ONLY	
Document/Instrument #	<u>570454</u>
Book	<u>0303</u> Page: <u>8537</u>
Date of Recording:	<u>3-19-03</u>
Notes:	_____

3. Total Value/Sales Price of Property: \$675,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

Transfer Tax Value: \$675,000.00

Real Property Transfer Tax Due \$877.50

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 herein 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 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]

Capacity: Seller

Signature: [Signature]

Capacity: Owner

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

Print Name: Matthew A. Gohd and Frann Setzer Gohd
 Address: 2262 CAMINITO CALA
 City: Del Mar
 State: CA Zip: 92014

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

Print Name: Fred Greenspan and Kim Greenspan
 Address: Lands End Dr
 City: Glenbrook
 State: NV Zip: _____

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

Print Name: First American Title Company of Nevada
 Address: 1213 South Carson Street
 City: Carson City

File Number: 131-2060785 CAC/CAC
 State: NV Zip: 89701

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

A.P. No. 1418-03-401-002
Escrow No. 131-2060785-CAC/WDB
R.P.T.T. \$

WHEN RECORDED MAIL TO:

Grantee
~~Lands/End Dr~~ P.O. Box 304
Glenbrook, NV 89413

MAIL TAX STATEMENT TO:

Fred Greenspan
~~2238/Lands/End~~ P.O. Box 304
Glenbrook, NV 89413

GRANT, BARGAIN and SALE DEED

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

Matthew A. Gohd and Frann Setzer Gohd, husband and wife as community property with right of survivorship do(es) hereby *GRANT, BARGAIN and SELL* to

Fred Greenspan and Kim Greenspan, Husband and Wife as Joint Tenants
the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1

Commencing at the West quarter corner of Section 3, Township 14 North, Range 18 East, M.D.B. & M. marked on the ground by a two inch pipe in a mound of stone; thence South 89°21' East along the East-West centerline of said Section 3, a distance of 1,312.03 feet to a two inch pipe at the Northeast corner of the parcel of land described in the Deed to W.J. Harris recorded in Book U, Page 89 Deed of Records; thence South 0°39' East along the Eastern line of Harris Parcel 1109.03 feet; thence South 75°08'50" West, 273.07 feet to the True Point of Beginning; thence South 36°16'40" West, 211.95 feet; thence South 20°49'40" West, 28.11 feet; thence South 503.72 feet to Meander Line of Lake Tahoe; thence North 67°50' East along said meander line of Lake Tahoe 146.22 feet to line drawn South from the True Point of Beginning; thence North 645.70 feet to the True Point of Beginning. Situate in Lot 3 of said Section

Excepting therefrom all that portion of the above described parcel lying Southerly of the North right of way line for Lands End Drive as said Lands End Drive is described in the finding of fact, conclusion of law, and judgement quieting title to right of way recorded December 22, 1993 in Book 1293 Page 5041 as Document No. 325772

PARCEL 2

A non-exclusive easement and right of way, 50 feet wide, for roadway purpose, appurtenant to Parcel I herein above described, said easement and right of way described as follows:

Commencing at the West quarter corner of Section 3, Township 14 North, Range 18 East M.D.B & M. , marked on the ground by a two inch pipe in a mound of stone; thence South 89°21" East along the East-West center line of said Section a distance of 1312 03 feet to a two inch pipe at the Northeast Corner of parcel of land described in Deed to W.J. Harris, recorded in Book U, Page 89, Deed Records; thence South 0°39' East, along the Eastern line of Harris Parcel 1432.99 feet to the True Point of Beginning; thence South 73°07' West, 180.83 feet; thence South 79°10'30" West, 298.21 feet; thence South 71°47'50" West 74.30 feet; thence South 65° 54'30" East, 70.68 feet; thence North 79°10'30" East 316.59 feet; thence North 73°07' East, 168.91 feet to the Eastern line of said Harris Parcel; thence North 0°39" West along the last mentioned line, 52.08 feet to the True point of Beginning. ****

PARCEL 3

The non-exclusive right to use the easements and rights of way for roadway purposes conveyed to W.J. Harris, in Deed recorded in Book U, Page 67, Deed Records, Douglas County, Nevada

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.

0570454

BK 0303PG 08537

Date: 03/12/2003

Matthew A. Gohd

Matthew A. Gohd

Frann Setzer Gohd
Frann Setzer Gohd

BARBARA E. BENCHIMOL
Notary Public, State of New York
No. 01BE008021
Qualified in Kings County
Commission Expires January 13, 2007

Barbara E. Benchimol
3/17/03

STATE OF ^{California} ~~NEVADA~~)
COUNTY OF ^{San Diego : ss.} ~~CARSON~~)
CITY

SEAL

This instrument was acknowledged before me on
3/18/03 by
~~Matthew A. Gohd and~~ Frann Setzer Gohd.

Caryn Southward
Notary Public
(My commission expires: Sept 27, 2005)



****Legal description was previously recorded on December 6, 1993, in Book 1293, Page 1086, Document NO. 324291

REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 MAR 19 PM 4:16

WERNER CHRISTEN
RECORDER

\$15⁰⁰ PAID *Kg* DEPUTY

0570454

BK0303PG08538