

A.P.N.: 1419-27-610-008
File No: 143-2468377 (Rt)
R.P.T.T.: \$483.60 C

When Recorded Mail To: Mail Tax Statements To:
James Eugene Clabaugh
PO BOX 1098
Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

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

Paul Virsaitis and Barbara Virsaitis, Trustees or their successors in trust under the Virsaitis Living Trust, dated November 4, 2009, and any amendments thereto.

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

James Eugene Clabaugh TR FBO JEC Enterprises Inc., MPPP FBO James E. Clabaugh UA
Sept 30,2003

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

LOT 18 IN BLOCK A, AS SET FORTH ON FINAL SUBDIVISION MAP, A PLANNED DEVELOPMENT, PD00-16 FOR MOUNTAIN MEADOW ESTATES, PHASE 1, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MARCH 6, 2002 IN BOOK 0302, AT PAGE 2214, AS DOCUMENT NO. 536360, OFFICIAL RECORDS.

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.

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.

Date: 06/27/2014

Paul Virsaitis and Barbara Virsaitis, Trustees
or their successors in trust under the Virsaitis
Living Trust, dated November 4, 2009, and
any amendments thereto.

Paul Virsaitis, Trustee
Paul Virsaitis, Trustee

Barbara Virsaitis, Trustee
Barbara Virsaitis, Trustee

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

This instrument was acknowledged before me on _____ by
**Paul Virsaitis and Barbara Virsaitis, Trustees or their successors in trust under the
Virsaitis Living Trust, dated November 4, 2009, and any amendments thereto..**

SEE ATTACHED
CALIFORNIA
Compliant Certificate

Samuel J. Ferris
9-23-2014

Notary Public
(My commission expires: _____)

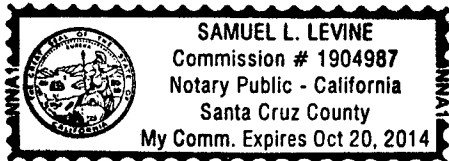
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June
27, 2014** under Escrow No. **143-2468377**.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California
County of Santa Cruz

On September 23, 2014 before me Samuel L. Levine, a Notary Public personally appeared PAUL VIRSAITIS AND BARBARA VIRSAITIS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by 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 Samuel L. Levine
Samuel L. Levine, a Notary Public
831.325.1710

OPTIONAL INFORMATION BELOW

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document : GRANT, BARGAIN AND SALE Deed
Document Date : _____ Number of Pages : TWO
Signer(s) Other than Named Above : _____

Name of the Notary : Samuel L. Levine
County of notary's principal place of business : Santa Cruz County
Notary's Phone number : 831.325.1710
Notary's registration number: 1904987
Commission expiration date: October 20, 2014

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-27-610-008 _____
- 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: _____

\$124,000.00

b) Deed in Lieu of Foreclosure Only (value of _____)

(\$ _____)

c) Transfer Tax Value: _____

\$124,000.00

d) Real Property Transfer Tax Due _____

\$483.60

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: _____

Capacity: *grantee*
Capacity: _____

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Virsaitis Living Trust

Print Name: James Clabough

Address: PO BOX 1178

Address: PO BOX 1098

City: Capitola

City: Genoa

State: CA Zip: 95010

State: NV Zip: 89411

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

First American Title Insurance

Print Name: Company

File Number: 143-2468377 Rt/Rt

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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