

A.P.N.: 1320-11-001-019
File No: 143-2471929 (Rt)
R.P.T.T.: \$975.00 C

When Recorded Mail To: Mail Tax Statements To:
Glenn & Peggy Lyon Living Trust of 1997
2318 Kincaid Avenue
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Mary Ann Collier, Trustee of the Collier Family Trust, dated April 27, 1994

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

Glenn Lyon and Peggy Lyon, Trustees of the Glenn and Peggy Lyon Living Trust of 1997

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

**PARCEL 4 AS SHOWN ON PARCEL MAP FOR ROY & MARY COLLIER RECORDED
DECEMBER 22, 1988 IN BOOK 1288, PAGE 3079 AS FILE NO. 193135 IN THE OFFICE
OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, LOCATED IN A PORTION
OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 20
EAST, M.D.B.&M.**

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: 09/09/2014

Mary Ann Collier, Trustee of the Collier Family Trust, dated April 27, 1994

Mary Ann Collier - trustee

Mary Ann Collier, Surviving Trustee

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

This instrument was acknowledged before me on 10/7/14 by Mary Ann Collier, Trustee of the Collier Living Trust, dated April 27, 1994.

Rishele L. Thompson



RISHELE L. THOMPSON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2015

Notary Public
(My commission expires: 4/10/15)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 09, 2014** under Escrow No. **143-2471929**.



RISHELE L. THOMPSON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2015

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-11-001-019
- 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: \$250,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$250,000.00
- d) Real Property Transfer Tax Due \$975.00

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: _____ Capacity: agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Collier Family Trust
Address: P.O. Box 38
City: Minden
State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Glenn & Peggy Lyon
Print Name: Living Trust of 1997
Address: 2318 Kincaid Avenue
City: Minden
State: NV Zip: 89423

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

First American Title Insurance
Print Name: Company File Number: 143-2471929 Rt/CPC
Address: 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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