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|--------------------------------|-----------------|
| A.P.N. No.: | 1318-15-110-039 |
| R.P.T.T. | \$0.00 |
| Escrow No.: | 01415-13514 |
| Recording Requested By: | |
| Stewart Title | |
| Mail Tax Statements To: | Same as below |
| When Recorded Mail To: | |
| Erica Darke | |
| P.O. Box 1956 | |
| Zephyr Cove, Nv 89448 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Aaron Darke, spouse of grantee** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Erica Lynn Darke, a married woman as her sole and separate property**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 22/10/14

Aaron Darke
 Aaron Darke

State of VIETORIA)
 County of AUSTRALIA) ss.

This instrument was acknowledged before me on 22nd day of OCTOBER, 2014
 By: Aaron Darke

Signature: [Signature] GLENN YOUNG SENIOR CONSTABLE 30266
 Notary Public
 PRESTON POLICE STATION
 55 ROSEBERRY AVENUE
 PRESTON VIC 3072

(One inch Margin on all sides of Document for Recorder's Use Only)

EXHIBIT "A"
LEGAL DESCRIPTION

File Number: 01415-13514

PARCEL NO. 1

Unit No. 39, as shown on the official plat of PINEWILD, A CONDOMINIUM, filed for record in the office of the County Recorder, Douglas County, Nevada, on June 26, 1973, as Document No. 67150.

Assessor's Parcel No. 1318-15-110-039

PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1 above.

PARCEL NO. 3

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, A Condominium Project, recorded March 11, 1978, in Book 374 of Official Records, at Page 193. Limited Common Area and thereby allocated to the unit described in Parcel No. 1, above and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and restrictions

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in the Declaration of Covenants, Conditions, and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above

(One inch Margin on all sides of Document for Recorder's Use Only)

**STATE OF NEVADA
DECLARATION OF VALUE**

| FOR RECORDER'S OPTIONAL USE ONLY | |
|----------------------------------|------------|
| Document/Instrument No. | _____ |
| Book _____ | Page _____ |
| Date of Recording: | _____ |
| Notes: | _____ |

1. Assessor Parcel Number(s)
 a) 1318-15-110-039
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land
 b) Single Family Res.
 c) Condo/Townhouse
 d) 2-4 Plex
 e) Apartment Bldg.
 f) Commercial/Industrial
 g) Agricultural
 h) Mobile Home
 i) Other: _____

3. a. Total Value/Sales Price of Property \$369,000.00
 b. Deed in Lieu of Foreclosure Only (Value of Property) _____
 c. Transfer Tax Value _____
 d. REAL PROPERTY TRANSFER TAX DUE: 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: husband to wife without consideration

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: Aaron Darke Capacity: Grantor
 Signature: Erica Lynn Darke Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Aaron Darke
 Address: P.O. Box 1956
 City/ST/Zip: Zephyr Cove, Nv 89448

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Erica Lynn Darke
 Address: P.O. Box 1956, 453 McFaul Way #15
 City/ST/Zip: Zephyr Cove, NV 89448

COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)
 Company Name: Stewart Title Company Escrow No.: 01415-13514
 Address: 704 West Nye Lane, Suite 101
 City: Carson City State: NV Zip: 89703
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)