

DOUGLAS COUNTY, NV

2014-851781

RPTT:\$2628.60 Rec:\$17.00

\$2,645.60 Pgs=4

10/28/2014 01:10 PM

FIRST AMERICAN TITLE STATELINE

KAREN ELLISON, RECORDER

A.P.N.: 1220-20-001-019  
File No: 141-2472556 (NMP)  
R.P.T.T.: \$2,628.60

When Recorded Mail To: Mail Tax Statements To:  
John Engels and Maria Engels  
9230 Forbes Avenue  
Northridge, CA 91343

### **GRANT, BARGAIN and SALE DEED**

*\*This Deed is executed in counterpart, each of which is deemed to be an original, but such counterparts together constitute but one and the same instrument\**

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

Lee D. Hall, a married man and Kathleen A. Hall, an unmarried woman (who acquired title as Lee D. Hall and Kathleen A. Hall, husband and wife as joint tenants with right of survivorship)

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

John Engels and Maria Engels, husband and wife as community property

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

**LOT 27, IN BLOCK E, AS SAID LOT AND BLOCK ARE SHOWN ON THAT MAP ENTITLED COUNTRY LANE SUBDIVISION, RECORDED FEBRUARY 4, 1981, IN BOOK 281 OF OFFICIAL RECORDS AT PAGE 242, DOUGLAS COUNTY, STATE OF NEVADA, AS DOCUMENT NO. 53226.**

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: 09/23/2014

Lee D. Hall

Kathleen A. Hall  
Kathleen A. Hall

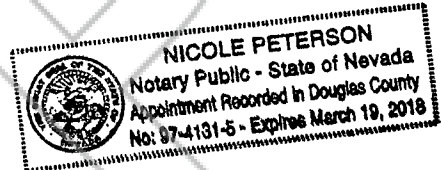
STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on October 22 2014 by

Kathleen A. Hall

[Signature]  
Notary Public

(My commission expires: 3-19-2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 23, 2014** under Escrow No. **141-2472556**.

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File No: 141-2472556 (NMP)  
R.P.T.T.: \$2,628.60

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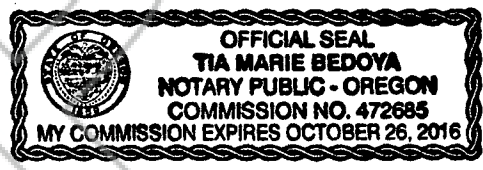
Lee D. Hall  
Lee D. Hall

\_\_\_\_\_  
Kathleen A. Hall

STATE OF **NEVADA** Oregon )  
: **SS.**  
COUNTY OF **/DOUGLAS/** Multnomah

This instrument was acknowledged before me on October 22, 2014 by  
personal appearance. Lee D. Hall

Tia Marie Bedoya  
Notary Public  
(My commission expires: October 26, 2016)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 23, 2014** under Escrow No. **141-2472556**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-20-001-019
- 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: \$674,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$674,000.00
- d) Real Property Transfer Tax Due \$2,628.60

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: Kathleen A. Hall Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Lee D. Hall and Kathleen A. Hall  
 Address: 8345 SW Godwin Ct  
 City: Portland  
 State: OR Zip: 97223

Print Name: John Engels and Maria Engels  
 Address: 9230 Forbes Ave  
 City: Northridge  
 State: CA Zip: 91343

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

First American Title Insurance  
 Print Name: Company  
 Address P.O. Box 645  
 City: Zephyr Cove

File Number: 141-2472556 NMP/NMP  
 State: NV Zip: 89448

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