DOUGLAS COUNTY, NV

2014-852068

RPTT:\$2815.80 Rec:\$16.00

11/03/2014 12:00 PM

\$2,831.80 Pgs=3 **1** 

FIRST AMERICANTITLE STATELINE KAREN ELLISON, RECORDER

A.P.N.:

1319-18-210-003

File No:

141-2472798 (NMP)

R.P.T.T.:

\$2,815.80 C

When Recorded Mail To: Mail Tax Statements To: John M. Kennedy, Jr. and Anne K. Kennedy 2852 Masefield Court Bloomfield Hills, MI 48304

## GRANT, BARGAIN and SALE DEED

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

Larry D. Francois and Vicki G. Francois husband and wife as joint tenants with the rights to survivorship

do(es) hereby GRANT, BARGAIN and SELL to

John M. Kennedy, Jr. and Anne K. Kennedy, husband and wife as joint tenants with right of survivorship

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

A PARCEL OF LAND LYING WHOLLY WITH THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B.&M., BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 18; THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 18 NORTH 00°23'38" EAST A DISTANCE OF 852.11 FEET; THENCE LEAVING SAID SECTION LINE NORTH 89°38'45" EAST A DISTANCE OF 130.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°38'45" EAST 184.83 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 23°04'38"; THENCE ALONG SAID CURVE FROM A TANGENT BEARING OF NORTH 12°43'51" WEST AN ARC DISTANCE OF 100.69 FEET; THENCE LEAVING SAID CURVE SOUTH 89°38'45" WEST 182.07 FEET; THENCE SOUTH 00°23'38" WEST 100.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL ALSO KNOWN AS LOT 4, KINGSBURY ACRES NO. 4, AS SET FORTH ON THE COUNTY ASSESSOR'S MAP, WHICH IS AN UNRECORDED MAP.

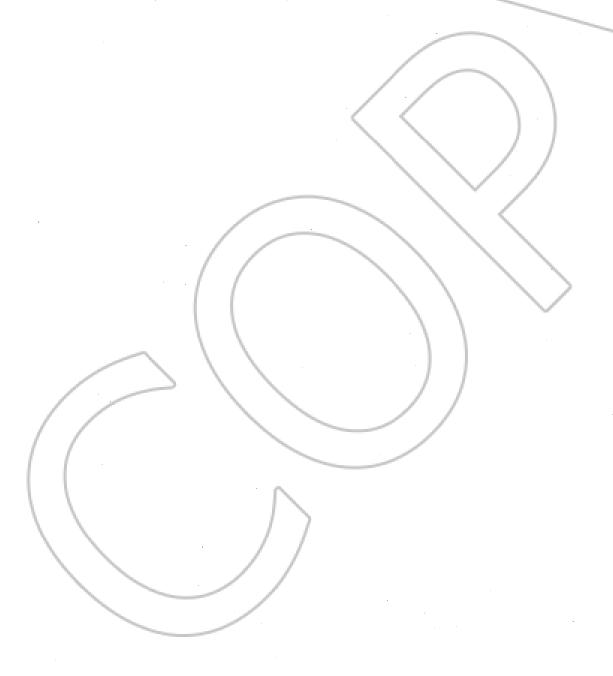
THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 30, 2003 IN BOOK 0103, PAGE 13389 AS DOCUMENT NO. 0565719 OF OFFICIAL RECORDS.

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: 09/25/2014



Larry D. Francois  Wahy francois  Vicki G. Francois				
STATE OF NEVADA )				
COUNTY OF DOUGLAS : SS.				
This instrument was acknowledged before me on Utow 7 7014 by				
Larry D. Francois and Vicki G. Francois husband and wife as joint tenants with the				
rights to survivorship.				
NICOLE PETERSON Notary Public - State of Nevada Appointment Recorded in Douglas County No: 87-4131-5 - Expires March 19, 2013				
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated				

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 25, 2014** under Escrow No. **141-2472798**.

## STATE OF NEVADA DECLARATION OF VALUE

a) 1319-18-210-003 b)	1.	Assessor Parcel Number(s)	( )
2. Type of Property a)   Vacant Land b)   x   Single Fam. Res.   FOR RECORDERS OPTIONAL USE c)   Condo/Twnhse d)   2-4 Plex   Book   Page: e)   Apt. Bldg.   f)   Comm'l/Ind'l   Date of Recording: g)   Agricultural   h)   Mobile Home   Notes: i)   Other   3. a) Total Value/Sales Price of Property:   \$722,000.00   b) Deed in Lieu of Foreclosure Only (value of c) Transfer Tax Value:   \$722,000.00   d) Real Property Transfer Tax Due   \$2,815.80   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 Selier shalf be jointly and severally liable for any additional amount owed.  Signature:	a)	1319-18-210-003	\ \
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a) Vacant Land b) X Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of c) Transfer Tax Value: d) Real Property Transfer Tax Due 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 shalf be jointly and severally liable for any additional amount owed. Signature:  Signature:  Signature:  Signature:  Capacity:  SELLER (GRANTOR) INFORMATION  (REQUIRED)  Larry D. Francols and Vicki G.  Print Name: Francols  Address:  N Zip: Sall-19 State: Print Name: Company  File Number: 141-2472798 NMP/NMP	u)		\ \
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First American Title Insurance Print Name: Company File Number: 141-2472798 NMP/NMP	Sta	te: <u>NV</u> Zip: 89449	State:
Print Name: Company File Number: 141-2472798 NMP/NMP	<u>co</u>	MPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)
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AUUI CSS F.O. DUX 040			File Number: 141-24/2798 NMP/NMP
City: Zephyr Cove State: NV Zip:89448		11692 C.O. DOX 040	
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)		/: Zephyr Cove	State: NV Zip:89448