

A.P.N.: 1319-18-210-003
File No: 141-2472798 (NMP)
R.P.T.T.: \$2,815.80 C

DOUGLAS COUNTY, NV
RPTT:\$2815.80 Rec:\$16.00
\$2,831.80 Pgs=3 11/03/2014 12:00 PM
2014-852068
FIRST AMERICANTITLE STATELINE
KAREN ELLISON, RECORDER

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

COPY

Larry D. Francois
Larry D. Francois

Vicki G. Francois
Vicki G. Francois

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

This instrument was acknowledged before me on October 27, 2014 by **Larry D. Francois and Vicki G. Francois husband and wife as joint tenants with the rights to survivorship.**

[Signature]
Notary Public
(My commission expires: 3/19/18)



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**

1. Assessor Parcel Number(s)

- a) 1319-18-210-003
- 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'/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: \$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 Seller shall be jointly and severally liable for any additional amount owed.

Signature: Larry D. Francois Capacity: Grantor
Signature: Vicki G. Francois Capacity: Grantor

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

Larry D. Francois and Vicki G.
Print Name: Francois
Address: P.O. Box 7172-323
City: Stateline
State: NV Zip: 89449

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

John M. Kennedy, Jr. and
Print Name: Anne K. Kennedy
Address: 2852 Masefield Ct
City: Bloomfield
State: MI Zip: 48304

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

First American Title Insurance
Print Name: Company File Number: 141-2472798 NMP/NMP
Address: P.O. Box 645
City: Zephyr Cove State: NV Zip: 89448

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