

DOUGLAS COUNTY, NV  
RPTT:\$409.50 Rec:\$16.00  
\$425.50 Pgs=3 11/03/2014 02:46 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P. No. 1419-26-510-002  
Escrow No. 143-2472274-Rt/VT  
R.P.T.T. \$409.50

WHEN RECORDED RETURN TO:

Mower Family Trust  
*6643 Hawk Place*  
*Carlsbad, Ca 92009*

**GRANT, BARGAIN and SALE DEED**

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

Villa 19, LLC, a Nevada Limited Liability Company

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

Wilbur E. Mower Jr. and Barbara A. Mower, Trustees of the Mower Family Trust dated  
December 16, 2013

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

**PARCEL 1:**

**LOT 26, IN BLOCK A, AS SET FORTH ON FINAL SUBDIVISION MAP, PLANNED UNIT DEVELOPMENT PD 05-001 FOR SUMMIT RIDGE AT GENOA LAKES GOLF RESORT PHASE 3A, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 12, 2007 IN BOOK 907, PAGE 2074, AS DOCUMENT NO. 709043, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**

**TOGETHER WITH THE FOLLOWING EASEMENTS FOR ACCESS:**

**A NON-EXCLUSIVE 50 FOOT WIDE ACCESS EASEMENT, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AMENDMENT DEED", EXECUTED BY LITTLE MONDEAUX LIMOUSIN CORPORATION, RECORDED ON FEBRUARY 25, 1998, AS DOCUMENT NO. 433367 IN BOOK 298, PAGE 4658 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**A 50 FOOT WIDE ACCESS, IRRIGATION, AND UTILITY EASEMENT, OVER AND ACROSS THOSE CERTAIN LANDS DESCRIBED IN DOCUMENT RECORDED ON FEBRUARY 3, 2004 IN BOOK 204, PAGE 954, AS DOCUMENT NO. 603680 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**A 60 FOOT PRIVATE ACCESS, PRIVATE IRRIGATION, AND PUBLIC UTILITY EASEMENT, AS SET FORTH ON THE FINAL SUBDIVISION MAP ENTITLED CANYON CREEK MEADOWS PHASE 1, ACCORDING TO THE PLAT THEREOF, FILED ON FEBRUARY 11, 2004 IN BOOK 204, PAGE 4470, AS DOCUMENT NO. 604356 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**AN EASEMENT FOR NON-EXCLUSIVE ACCESS PURPOSES WITH THE EASEMENT AREA, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "MASTER GRANT DEED"**

**EXECUTED BY RONALD L. SIMEK, ET AL., RECORDED ON DECEMBER 31, 1996 AS DOCUMENT NO. 403934 IN BOOK 1296, PAGE 4911 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM THAT CERTAIN REAL PROPERTY, AND THE INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND REPLACEMENT OF ROADWAY IMPROVEMENTS WITHIN THE EASEMENT AREA, SUCH AS, WITHOUT LIMITATION, ASPHALT PAVING, CATTLE GUARD, AND SO FORTH, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT OF RELOCATABLE PRIVATE ACCESS EASEMENT (#0S6), EXECUTED BY RONALD L. SIMEK, RECORDED ON FEBRUARY 3, 2004 AS DOCUMENT NO. 603676 IN BOOK 204, PAGE 862 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL 3:**

**ALSO TOGETHER WITH THE FOLLOWING RESERVATIONS, EASEMENTS AND COVENANTS FOR THE BENEFIT OF PARCEL 1, HEREIN:**

**EASEMENTS PURSUANT TO DOCUMENT ENTITLED "ANCILLARY EASEMENTS MEMORANDUM", RECORDED MARCH 31, 2005 IN BOOK 305, PAGE 14366 AS DOCUMENT NO. 640526 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENT", RECORDED MAY 1, 2006 IN BOOK 506, PAGE 168 AS DOCUMENT NO. 673811 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED MAY 1, 2006 IN BOOK 506, PAGE 347 AS DOCUMENT NO. 673835 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED MAY 1, 2006 IN BOOK 506, PAGE 377 AS DOCUMENT NO. 673836 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**EASEMENTS PURSUANT TO DOCUMENT ENTITLED "RECIPROCAL PARKING AND ACCESS EASEMENT AGREEMENT", RECORDED JULY 24, 2006 IN BOOK 706, PAGE 8118 AS DOCUMENT NO. 680413 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**EASEMENT PURSUANT TO DOCUMENT ENTITLED "GRANT OF MAILBOX CLUSTER EASEMENT", RECORDED DECEMBER 1, 2006 IN BOOK 1206, PAGE 66 AS DOCUMENT NO. 689800 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

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: 10/29/2014

Villa 19, LLC

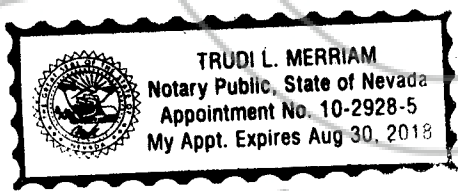
By: Brian P. Ring, Manager

STATE OF NEVADA )  
                                  : ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on  
October 30, 2014 by Brian P. Ring, Manager of  
Villa 19, LLC.

Trudi L. Merriam  
Notary Public  
(My commission expires: 8/30/18)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 10/29/2014 under Escrow No. 143-2472274



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-26-510-002
- 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: \$105,000.00
- b) Deed in Lieu of Foreclosure Only (value of \_\_\_\_\_) (\$ \_\_\_\_\_)
- c) Transfer Tax Value: \$105,000.00
- d) Real Property Transfer Tax Due \$409.50

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: [Signature] Capacity: MANAGER  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Villa 19, LLC  
 Address: P.O. Box 1221  
 City: 261142 COLS  
 State: NV Zip: 89446

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

Print Name: Mower Family Trust  
 Address: 1643 Highte Place  
 City: Chandler  
 State: CA Zip: 92009

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

First American Title Insurance  
 Print Name: Company File Number: 143-2472274 Rt/Rt  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

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