

A.P.N.: 1220-16-210-139  
File No: 143-2473295 (Rt)  
R.P.T.T.: \$721.50

When Recorded Mail To: Mail Tax Statements To:  
Timothy Francis Cary  
905 Ely Way  
• Gardnerville, NV 89460

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

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

Edward E. Peacock Trustees of The Peacock Family Trust Dated April 27, 1993

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

Timothy Francis Cary, an unmarried man

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

**LOT 1, IN BLOCK I, AS SAID LOT AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "AMENDED MAP OF RANCHOS ESTATES", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON OCTOBER 30, 1972, IN BOOK 1072, PAGE 642, AS DOCUMENT NO. 62493, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF 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: 10/01/2014

Edward E. Peacock, Trustee of the Peacock  
Family Trust dated April 27, 1993

Edward E. Peacock TRUSTEE  
Edward E. Peacock, Trustee

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

This instrument was acknowledged before me on  
10/29/14 by  
**Edward E. Peacock, Trustee.**



Rishele L. Thompson  
Notary Public  
(My commission expires: 4-10-15 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
10/29/2014 under Escrow No. 143-2473295

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-210-139
- 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: \$180,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$180,000.00
- d) Real Property Transfer Tax Due \$702.00

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: *Edward E. Peacock* Capacity: Buyer  
Signature: *Timothy Francis Cary* Capacity: Seller

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

Print Name: Edward E. Peacock, Trustee  
Address: 905 Ely Way  
City: Gardnerville  
State: NV Zip: 89460

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

Print Name: Timothy Francis Cary  
Address: 905 Ely Way  
City: Gardnerville  
State: NV Zip: 89460

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

First American Title Insurance  
Print Name: Company File Number: 143-2473295 R/CPC  
Address: 1663 US Highway 395, Suite 101  
City: Minden State: NV Zip: 89423

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