

DOUGLAS COUNTY, NV

2014-853297

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

11/24/2014 02:07 PM

NORTHERN NEVADA TITLE CC

KAREN ELLISON, RECORDER

E07

A.P.N.: 1219-26-001-033
Escrow No.: 1102161-WD

RECORDING REQUESTED BY

Northern Nevada Title Company
1483 US Highway 395 N # B
Gardnerville, NV 89410

**MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO**

Lane Baxter
P.O. Box 6860
Glenora, NV 89411

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary Transfer tax is \$0, #7

GRANT, BARGAIN, SALE DEED

That The Orion AP Trust, dated April 25, 2012 (Lane Baxter, Trustee) in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Lane Baxter, a married woman as her sole and separate property all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

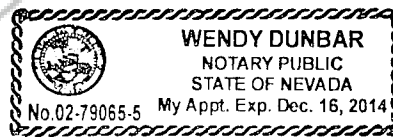
Dated: October 6, 2014

The Orion AP Trust


Lane Baxter, Trustee

STATE OF NEVADA)

COUNTY OF DOUGLAS)



On 10-29, 2014 personally appeared before me, a Notary Public, Lane Baxter who acknowledged that she executed the above instrument.

Signature
(Notary Public)

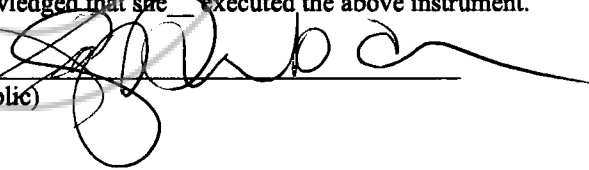


EXHIBIT "A"

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 2, as shown on the map of GREEN ACRES, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 19, 1966, as Document No. 34001.

EXCEPTING THEREFROM a portion of Lot 2, Green Acres Subdivision, as filed in the Douglas County courthouse on September 19, 1966, and more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2, proceed South $71^{\circ}23'50''$ West, 138.40 feet, along the Southerly boundary of said Lot 2, to a point; thence North $18^{\circ}36'10''$ West, 8.77 feet to a point; thence North $71^{\circ}19'55''$ East 138.40 feet, to a point on the Easterly boundary of said Lot 2, thence South $18^{\circ}36'10''$ East, 8.93 feet along the Easterly boundary of said Lot 2, to the POINT OF BEGINNING.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on March 22, 2006, in Book 0306 at Page 7699, as Document No. 670419, of Official Records.

State of Nevada Declaration of Value

1. **Assessor Parcel Number(s)**
a) 1219-26-001-033
2. **Type of Property:**

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Cmm'l/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	<u>853297</u>
Book: _____	Page: _____
Date of Recording: _____	
Notes:	<u>NY - Trust OK.</u>

3. **Total Value/Sale Price of Property:** \$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value \$ _____
Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**
 - a. Transfer Tax Exemption, per NRS 375.090, Section: #7 _____
 - b. Explain Reason for Exemption: transfer out of trust, no consideration

5. **Partial Interest: Percentage Being Transferred: 100.000%**
 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 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 [Handwritten Signature] Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 Print Name: Orion AP Trust
 Address: 495 Green Acres Drive
 City: Gardnerville
 State: Nevada Zip: 89460

BUYER (GRANTEE) INFORMATION
 Print Name: Lane Baxter
 Address: 495 Green Acres Drive
 City: Gardnerville
 State: Nevada Zip: 89460

COMPANY/PERSON REQUESTING RECORDING
 Co. Name: Northern Nevada Title Company
 Address: 1483 US Highway 395 N # B
 City: Gardnerville State: Nevada

Esc. No.: 1102161-WD
 Zip: 89410