

A.P. No. 1320-29-210-012
Escrow No. 143-2475360-Rt/VT
R.P.T.T. \$1,423.50

WHEN RECORDED RETURN TO:
Richard E Lusby and Pamela J Lusby
Post Office Box 672
Genoa, NV 89411

MAIL TAX STATEMENTS TO:
Post Office Box 672
Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

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

Andrew W. Mitchell, Trustee of the Andrew W. Mitchell 2013 Trust dated July 17, 2013

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

Richard E Lusby and Pamela J Lusby, Husband and Wife, as joint tenants
the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 296, AS SET FORTH ON THE OFFICIAL PLAT OF WINHAVEN, UNIT NO. 3, A
PLANNED UNIT DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 18, 1992 AS
DOCUMENT NO. 295672.**

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: 11/19/2014

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-210-012
- 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: \$365,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$365,000.00
- d) Real Property Transfer Tax Due \$1,423.50

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: Andrew W. Mitchell

Capacity: GRANTOR

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Andrew W. Mitchell

Print Name: Richard E Lusby and

Address: 335 Stonewall Court

Print Name: Pamela J Lusby

City: Reno

Address: Post Office Box 672

State: NV Zip: 89511

City: Genoa

State: NV Zip: 89411

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

First American Title Insurance

Print Name: Company

File Number: 143-2475360 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)