

A.P.N.: 1220-16-115-011
File No: 141-2472625 (NMP)
R.P.T.T.: \$1,189.50

When Recorded Mail To: Mail Tax Statements To:
Joseph D. Vader
1220 Sorenson Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Ronald James Niman, Successor Trustee of the Leslie Hickman and Ruby A. Hickman
Living Trust dated June 6, 2007

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

Joseph D. Vader, a single man

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

**LOT 100, BLOCK E, AS SHOWN ON THE FINAL MAP OF PLEASANTVIEW, PHASE 5,
FINAL SUBDIVISION MAP NO. 1009-5, FILED FOR RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON DECEMBER 6,
1995, IN BOOK 1295, AT PAGE 788, AS DOCUMENT NO. 376390.**

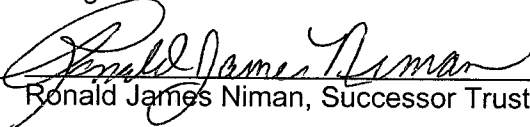
Subject to

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.

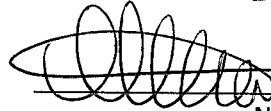
Date: 09/23/2014

The Leslie Hickman and Ruby A. Hickman
Living Trust



Ronald James Nimman, Successor Trustee

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

This instrument was acknowledged before me on November 20, 2014 by
Ronald James Nimman



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

 **NICOLE PETERSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 87-4131-5 - Expires March 19, 2018

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
September 23, 2014 under Escrow No. **141-2472625**.

 **NICOLE PETERSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 87-4131-5 - Expires March 19, 2018

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-115-011
- 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: \$305,000.00
- b) Deed in Lieu of Foreclosure Only (value of \$ _____)
- c) Transfer Tax Value: \$305,000.00
- d) Real Property Transfer Tax Due \$1,189.50

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: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

The Leslie Hickman and Ruby A.
 Print Name: Hickman
 Address: 1221 Ave E
 City: ELY
 State: NV Zip: 89301

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Joseph D. Vader
 Address: 1220 Sorenson
 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: 141-2472625 NMP/NMP
 Address P.O. Box 645
 City: Zephyr Cove State: NV Zip: 89448

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