

A.P.N.: 1219-03-002-031  
File No: 141-2467526 (NMP)  
R.P.T.T.: \$1,111.50

When Recorded Mail To: Mail Tax Statements To:  
Shaun M. Klein and Bonnie Klein  
233 Sierra Shadows Lane  
Gardnerville, NV 89460

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

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

Paul A. Windt and Erica C. Windt, husband and wife as joint tenants

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

Shaun M. Klein and Bonnie Klein, husband and wife

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

**A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH; RANGE 19 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 3, PROCEED NORTH 89° 57' EAST, A DISTANCE OF 1,002.23 FEET, ALONG THE SECTION LINE, WHICH IS ALSO THE CENTERLINE OF A 60 FOOT PUBLIC ROAD, TO A POINT; THENCE NORTH 0° 10' 19" WEST, A DISTANCE OF 310.00 FEET, ALONG THE WESTERLY BOUNDARY OF THE TOM ANDREWS PROPERTY, TO THE TRUE POINT OF BEGINNING, WHICH IS THE SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH 2° 59' 44" WEST, A DISTANCE OF 219.39 FEET, TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SIERRA SHADOWS LANE, WHICH POINT IS THE NORTHWEST CORNER OF THE PARCEL; THENCE EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AROUND A CURVE TO THE LEFT, WHICH HAS A CENTRAL ANGLE OF 15° 39' 16", A RADIUS OF 325 FEET, AND A LENGTH OF 88.83 FEET, TO A POINT; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, NORTH 71° 21' EAST, A DISTANCE OF 85.73 FEET, TO THE NORTHEAST CORNER OF THE PARCEL; THENCE SOUTH 8° 02' 36" EAST, A DISTANCE OF 266.36 FEET, TO THE SOUTHEAST CORNER OF THE PARCEL; THENCE SOUTH 89° 57' WEST, A DISTANCE OF 193.94 FEET, TO THE POINT OF BEGINNING.**

**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 24, 2005, IN BOOK 0505, PAGE 10718, AS INSTRUMENT NO. 645140.**

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.

\*Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$342,000.00 (120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

Date: 06/11/2014

COPY

Paul A. Windt  
Paul A. Windt  
Erica C. Windt  
Erica C. Windt

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

This instrument was acknowledged before me on December 5, 2014 by **Paul A. Windt and Erica C. Windt, husband and wife as joint tenants.**

[Signature]  
Notary Public  
(My commission expires: 3-19-2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 11, 2014** under Escrow No. **141-2467526**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1219-03-002-031  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$285,000.00  
 b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))  
 c) Transfer Tax Value: \$285,000.00  
 d) Real Property Transfer Tax Due \$1,111.50

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]  
 Signature: [Signature]

Capacity: Grantee  
 Capacity: Grantee

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

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

Print Name: Paul A. Windt and Erica C. Windt  
 Address: P.O. Box 2546  
 City: Stateline  
 State: NV Zip: 89449

Print Name: Bonnie Klein  
 Address: 233 Sierra Shadows Lane  
 City: Gardnerville  
 State: NV Zip: 89460

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

First American Title Insurance  
 Print Name: Company  
 Address: P.O. Box 645  
 City: Zephyr Cove

File Number: 141-2467526 NMP/NMP  
 State: NV Zip: 89448

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