

A.P. No. 1219-10-001-013
Escrow No. 143-2473895-Rt/VT
R.P.T.T. \$1,560.00

WHEN RECORDED RETURN TO:

Mark R Duval
1139 Autumn Hills Road
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

1139 Autumn Hills Road
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

****This document has been executed with counterpart signatures**
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

Lucille I. Peterson, an unmarried woman, and Jeffrey Paul Peterson, a married man as his sole and separate property, as joint tenants

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

Mark R Duval , an unmarried man

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

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., PROCEED THENCE SOUTH ALONG THE SECTION LINE COMMON TO SECTIONS 9 AND 10, A DISTANCE OF 396 FEET TO THE POINT OF BEGINNING; THENCE EAST ALONG A LINE PARALLEL TO THE SECTION LINE, A DISTANCE OF 330 FEET TO A POINT; THENCE SOUTH, A DISTANCE OF 132 FEET TO A POINT AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE WEST, A DISTANCE OF 330 FEET TO A POINT ON THE SECTION LINE; THENCE NORTH ALONG SAID SECTION LINE 132 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM 25 FEET FOR PUBLIC ROAD AND UTILITY PURPOSES ALONG THE ENTIRE NORTH BOUNDARY OF SAID PARCEL.

REFERENCE IS MADE TO RECORD OF SURVEY RECORDED APRIL 17, 1990 IN BOOK 490, AT PAGE 2325, AS DOCUMENT NO. 224112 AND BY CERTIFICATE OF AMENDMENT RECORDED ON OCTOBER 19, 1990 IN BOOK 1090, AT PAGE 2950, AS DOCUMENT NO. 237000.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 03, 2004, IN BOOK 0204, PAGE 0700, AS INSTRUMENT NO. 0603660.

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: 12/08/2014

COPY

Lucille Peterson
Lucille Peterson

Jeffrey Peterson


STATE OF NEVADA)
 : ss.
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on
12/11/14 by

Lucille Peterson and Jeffrey Peterson

Ronelle Thompson
Notary Public

(My commission expires: 4/10/15)

 **RISHELE L. THOMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2015

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
12/08/2014 under Escrow No. 143-2473895

Lucille Peterson

[Signature]

Jeffrey Peterson

(JM) California
STATE OF ~~NEVADA~~

ss.

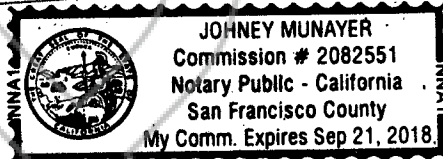
(JM) COUNTY OF ~~DOUGLAS~~ *San Francisco*

This instrument was acknowledged before me on

(JM) _____ by
~~Lucille Peterson and Jeffrey Peterson.~~

[Signature]

Notary Public
(My commission expires: *9/21/18*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/08/2014 under Escrow No. 143-2473895

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-10-001-013
- 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: \$400,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$400,000.00
- d) Real Property Transfer Tax Due \$1,560.00

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: [Signature] Capacity: Seller
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lucille Peterson and Jeffrey Peterson
 Address: 13 Knoll Way
 City: San Rafael
 State: CA Zip: 94903

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mark R Duval
 Address: 1139 Autumn Hills Road
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: First American Title Insurance Company File Number: 143-2473895 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)