

DOUGLAS COUNTY, NV
RPTT:\$2246.40 Rec:\$16.00
\$2,262.40 Pgs=3 12/16/2014 02:51 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1319-03-710-023
File No: 143-2475534 (Rt)
R.P.T.T.: \$2,246.40 C

When Recorded Mail To: Mail Tax Statements To:
Robert L. Hail
Post Office Box 371066
Montara, CA 94037

GRANT, BARGAIN and SALE DEED

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

Cecilia A. Walsh, who acquired title as Cecilia W. Selwood, an unmarried woman

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

Robert L. Hail, a widower

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

LOT 27, BLOCK F, GENOA LAKES PHASE 1, AS SHOWN ON THE MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, AS DOCUMENT NO. 302137.

TOGETHER WITH ALL THAT PORTION OF LOT 28 OF SAID BLOCK AND SUBDIVISION DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 28; THENCE SOUTH 41°09'39" EAST 148.66 FEET TO A POINT ON THE WESTERLY RIGHT-OF -WAY LINE OF GENOA ASPEN COURT; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 13°24'22", AND A RADIUS OF 45.00', SAID CURVE HAVING A CHORD BEARING OF NORTH 37°57'38" EAST; THENCE LEAVING SAID RIGHT-OF WAY LINE NORTH 45°13'56" WEST 147.02 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN A DOCUMENT RECORDED JULY 20, 1999 IN BOOK 799, PAGE 3370, AS DOCUMENT NO. 472831 OF OFFICIAL RECORDS.

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: 11/12/2014

COPY

Cecilia A. Walsh
Cecilia W. Walsh
A.

FLORIDA
STATE OF ~~NEVADA~~)
COUNTY OF ~~DOUGLAS~~) : ss.
PALM Beach)

This instrument was acknowledged before me on
13th Dec 2014 by

Cecilia W. Walsh.

[Signature]
Notary Public

(My commission expires: 1-15-15)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/10/2014 under Escrow No. 143-2475534

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-03-710-023
- 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: \$576,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$576,000.00
- d) Real Property Transfer Tax Due \$2,246.40

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: _____ Capacity: agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Cecilia W. Walsh
Address: 631 Anchor Point
City: Deeray Beach
State: FL Zip: 33444

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Robert L. Hail
Address: Post Office Box 371066
City: Montara
State: CA Zip: 94037

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

First American Title Insurance
Print Name: Company File Number: 143-2475534 Rt/CPC
Address 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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