

DOUGLAS COUNTY, NV
RPTT:\$1657.50 Rec:\$18.00
\$1,675.50 Pgs=5
CAPITAL TITLE COMPANY OF NEVADA, LLC
KAREN ELLISON, RECORDER

2014-854558

12/17/2014 09:25 AM

RECORDING REQUESTED BY :
CAPITAL TITLE COMPANY OF NEVADA
212 ELKS POINT ROAD, SUITE 440
ZEPHYR COVE, NV 89448
APN: 1318-15-703-003
ESCROW NO: 10012096-002-

WHEN RECORDED MAIL TO & MAIL TAX STATEMENT TO:
124 MCFAUL, LLC
P.O. BOX 1671
ZEPHYR COVE, NV 89448

\$ RPTT 1,657.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Casey C. Colley, a single man and Fred M. DiCosola, Trustee of the Fred M. DiCosola Living Trust dated June 18, 2003 WHO ACQUIRED TITLE AS CASEY C. COLLEY AND FRED M. DICOSOLA, TRUSTEE OF THE FRED M. DICOSOLA LIVING TRUST DATED JUNE 18, 2003 In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to 124 McFaul, LLC, a Nevada limited liability company

all that real property situated in the County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness his/hers/theirs hand(s) this 12th day of December, 2014.

**SIGNED IN COUNTERPART

The Fred M. DiCosola Living Trust dated June 18, 2003


Casey C. Colley

Fred M. DiCosola, Trustee

PLEASE ATTACH NOTARY ACKNOWLEDGMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of RIVERSIDE

On 12/12/14 before me, FRANK JOHN DE LELYS, NOTARY PUBLIC

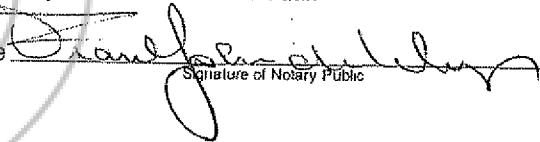
personally appeared CASEY C. COLLEY

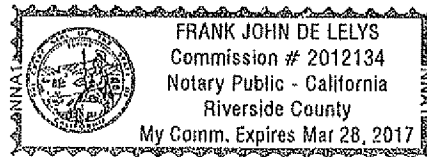
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature


Signature of Notary Public



RECORDING REQUESTED BY :
CAPITAL TITLE COMPANY OF NEVADA
212 ELKS POINT ROAD, SUITE 440
ZEPHYR COVE, NV 89448
APN: 1318-15-703-003
ESCROW NO: 10012096-002-CD

WHEN RECORDED MAIL TO & MAIL TAX STATEMENT TO:
124 MCFAUL, LLC, A NEVADA LIMITED LIABILITY
P.O. BOX 1671
ZEPHYR COVE, NV 89448

\$ RPTT : \$1,657.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Casey C. Colley, a single man and Fred M. DiCosola, Trustee of the Fred M. DiCosola Living Trust dated June 18, 2003 WHO ACQUIRED TITLE AS CASEY C. COLLEY AND FRED M. DICOSOLA, TRUSTEE OF THE FRED M. DICOSOLA LIVING TRUST DATED JUNE 18, 2003. In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to 124 McFaul, LLC, a Nevada limited liability company, a Nevada limited liability company

all that real property situated in the County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness his/hers/theirs hand(s) this 13th day of December, 2014.

**SIGNED IN COUNTERPART

The Fred M. DiCosola Living Trust dated June 18, 2003

Casey C. Colley



Fred M. DiCosola, Trustee

PLEASE ATTACH NOTARY ACKNOWLEDGMENT

ALL PURPOSE ACKNOWLEDGEMENT CALIFORNIA

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

On Saturday, December 13, 2014 before me Hasan Ahmed, (Notary Public)
Personally Appeared **FRED M. DICOSOLA** who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within
instrument and acknowledged to me that he executed the same in his authorized
capacity, and that by his signature on the instrument the person, or the entity
upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the laws of the State of
CALIFORNIA that the foregoing paragraph is true and correct.



Signature



WITNESS my hand and official seal.

OPTIONAL INFORMATION

DESCRIPTION OF ATTACHED DOCUMENT

Grant, bargain, sale deed.

01 (one) Page.

Doc. date: December 13, 2014.

Exhibit "A"

All that certain lot, piece or parcel of land lying and being situate in the County of Douglas, State of Nevada, being a portion of the South 1/2 of Section 15, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

Beginning at the most Northwesterly corner of that certain parcel of land described in Deed to Milton Manoukian and Lorraine Manoukian, recorded as Document No. 37271, Book 51, page 575 on July 25, 1967, Official Records of Douglas County, Nevada; thence South $1^{\circ}59'07''$ East 183.31 feet along the property line of said parcel; thence along the property line of said parcel North $69^{\circ}00'00''$ East 45.48 feet; thence North $1^{\circ}59'07''$ West 129.80 feet to a point on a 230.00 feet radius curve, the center of which bears North $32^{\circ}46'05''$ East, said curve being also the Southwesterly right of way line of McFaul Way; thence along said curve through a central angle of $14^{\circ}26'55''$ an arc distance of 58.00 feet to the Point of Beginning.

The above metes and bounds description appeared previously in that certain document recorded September 30, 2005 as Document No. 656585 of Official Records.

APN: 1318-15-703-003

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1318-15-703-003
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$425,000.00

Deed in Lieu of Foreclosure Only (value of property) (_____)

Transfer Tax Value \$425,000.00

Real Property Transfer Tax Due: \$1,657.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 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 Grantor _____
Signature _____ Capacity Grantee _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Casey C. Colley & Fred Dicosola Trustee
Address: 3130 Barona Road
City: Palm Springs
State: CA Zip: 92264

Print Name: 124 McFaul, LLC
Address: P.O. Box 1671
City: Zephyr Cove
State: NV Zip: 89448

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

Print Name: Capital Title Company of Nevada Escrow #: 10012096-
Address: 212 Elks Point Road, Suite 440
Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED