

DOUGLAS COUNTY, NV
RPTT:\$4875.00 Rec:\$15.00
\$4,890.00 Pgs=2 2014-854652
12/19/2014 08:11 AM
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Joseph J. Wincheski, Jr.
P.O. Box 3881
Stateline, Nv, 89449

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1404484-LRS

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1318-26-515-015
R.P.T.T. \$: 4875.00

SPACE ABOVE FOR RECORDER'S USE ONLY

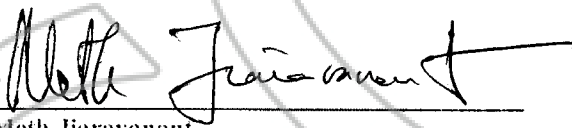
GRANT, BARGAIN, SALE DEED

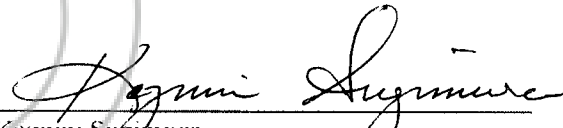
THIS INDENTURE WITNESSETH: That Meth Jiaravanont and Kazumi Sugimura, husband and wife as joint tenants with right of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Joseph J. Wincheski, Jr. and Alison L. Wincheski, husband and wife as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

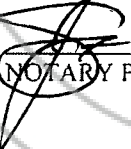

Meth Jiaravanont

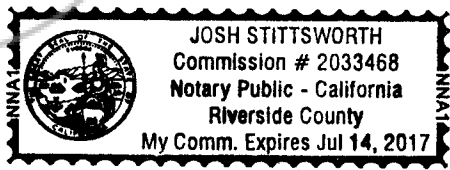

Kazumi Sugimura

STATE OF California
COUNTY OF Orange

} ss:

This instrument was acknowledged before me on, 12-11-14
by Meth Jiaravanont and Kazumi Sugimura


NOTARY PUBLIC



Escrow No. 1404484-LRS

**EXHIBIT A
LEGAL DESCRIPTION**

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

All of Lot 20 and a portion of Lot 21, Block C, as shown on the Map of Granite Springs Subdivision Unit No.2, filed for Record on July 8, 1980, Document No. 46019, more particularly described as follows:

Beginning at the Southwest corner of said Lot 20; thence North $1^{\circ}41'16''$ East 142.67 feet; thence South $66^{\circ}29'10''$ East 135.29 feet to a point on the right-of-way of Desni Court; thence along the right-of-way along a curve concave to the Southeast with a radius of 50 feet, a central angle of $76^{\circ}47'57''$ and an arc length of 67.02, the chord of said curve bears South $08^{\circ}34'41''$ West 62.11 feet; thence South $60^{\circ}10'42''$ West 88.15 feet; thence North $73^{\circ}48'26''$ West 70.00 feet to the point of beginning.

Said land is further shown on Record of Survey Map for James and Shannon Jensen Recorded in Book 992, Page 2460, Document No. 288318, Official Records.

Note: Document No. 668831 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1318-26-515-015

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1318-26-515-015
- 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

\$1,250,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$1,250,000.00
 Real Property Transfer Tax Due: \$ 4875.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section FRS
- 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 [Signature]
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Meth Jiaravanont, et. al.
 Address: 34 Old House Dr.
Newport Beach Ca 92660
 City, State, Zip

Print Name: Joseph J. Wincheski, Jr., et. al.
 Address: PO Box 3881
Stateline NV 89449
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1404484-LRS
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511