

DOUGLAS COUNTY, NV

2014-854840

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

12/23/2014 01:51 PM

CAPITAL TITLE COMPANY OF NEVADA, LLC

KAREN ELLISON, RECORDER

E07

RECORDING REQUESTED BY :
CAPITAL TITLE COMPANY OF NEVADA
P.O. BOX 10388 / 212 ELKS POINT ROAD, SUITE 440
ZEPHYR COVE, NV 89448
APN: 1418-34-601-003

WHEN RECORDED MAIL TO & MAIL TAX STATEMENT TO:
ROBERT FINEGAN AND JULIE FINEGAN
53483 VIA STRADA
LA QUINTA, CA 92253

ACCOMMODATION ONLY
NO LIABILITY ASSUMED

\$ RPTT 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Robert R. Finegan and Julie Finegan, Husband and Wife
In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and
Convey to Robert Finegan and Julie Finegan, Trustee of the Finegan Family Trust Dated February 23, 1995,
as amended

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 17th day of December, 2014.

Robert R. Finegan
Robert R. Finegan

Julie Finegan
Julie Finegan

STATE OF NEVADA
COUNTY OF Douglas

} SS:

****PLEASE ATTACH NOTARY ACKNOWLEDGMENT****

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

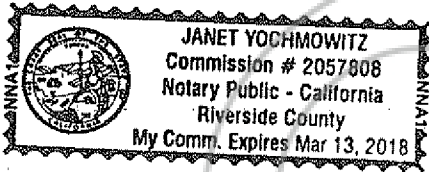
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Riverside)
On December 17, 2014 before me, Janet Yochmowitz, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Robert R. Finegan and Julie Finegan
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Bargain Sale Deed Document Date: None
Number of Pages: 1 Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Robert R. Finegan
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: Self

Signer's Name: Julie Finegan
 Corporate Officer -- Title(s): _____
 Partner -- Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: Self

Exhibit A

Parcel 1:

Commencing at the one-quarter corner common to Sections 27 and 34, Township 14 North, Range 18 East, M.D.M., thence Southerly along the North-South Centerline of said Section 34, South $00^{\circ}28'58''$ West, 2,162.69 feet; thence South $89^{\circ}52'48''$ East, 250.02 feet to the True Point of Beginning; thence $89^{\circ}52'48''$ East, 193.65 feet; thence South $36^{\circ}00'00''$ West, 136.15 feet; thence South $04^{\circ}30'00''$ East, 39.82 feet; thence North $89^{\circ}52'48''$ West, 104.94 feet; thence North $04^{\circ}30'00''$ West, 150.49 feet to the True Point of Beginning.

Parcel 2:

An easement for ingress, egress and incidental purposes as disclosed by that certain Grant, Bargain, Sale Deed recorded June 8, 1977 in Book 677, page 325 as Instrument No. 9857 of Official Records.

Per NRS 111.312, this legal description was previously recorded on July 1, 2005, as Document No. 648379.

APN: 1418-34-601-003

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1418-34-601-003
- 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: as trust ok

3. Total Value/Sales Price of Property:

\$0.00

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

Transfer Tax Value \$0.00

Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section 7

b. Explain Reason for Exemption: Husband and Wife transferring to their trust
with no consideration

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 Agent

Signature _____ Capacity Grantee Agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Robert R. Finegan

Print Name: Robert Finegan and Julie Finegan,
Trustee of the Finegan Family Trust Dated February
23, 1995, as amended

Address: 53483 Via Strada

Address: 53483 Via Strada

City: La Quinta

City: La Quinta

State: CA Zip: 92253

State: CA Zip: 92253

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

Print Name: Capital Title Company of Nevada

Escrow #: 10011766-C

Address: 212 Elks Point Road, Suite 440
Zephyr Cove, NV 89448

ACCOMMODATION ONLY
NO LIABILITY ASSUMED

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED