

DOUGLAS COUNTY, NV

2015-855546

RPTT:\$885.30 Rec:\$15.00

\$900.30 Pgs=2

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FIRST AMERICANTITLE STATELINE

KAREN ELLISON, RECORDER

A.P.N.: 1320-29-111-008  
File No: 141-2476607 (NMP)  
R.P.T.T.: \$885.30

When Recorded Mail To: Mail Tax Statements To:  
Bento Owens  
1167 White Oak Loop  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

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

Karen L. Frey, Trustee, or her successors in trust, of the KLF Trust, under the Duckett Living Trust, dated October 9, 1997

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

Bento Owens, an unmarried man

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

**UNIT 331, AS SHOWN ON THE FINAL MAP NO. 1008-7A FOR WINHAVEN, UNIT NO. 7, PHASE A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 17, 1995, IN BOOK 1195 OF OFFICIAL RECORDS AT PAGE 2675, AS DOCUMENT NO. 374950.**

Subject to

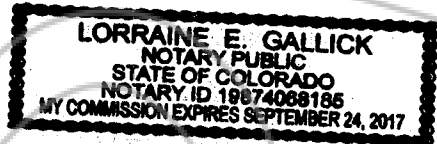
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*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

The KLF Trust, under the Duckett Living Trust

*Karen L. Frey* TRUSTEE  
\* Karen L. Frey, Trustee



STATE OF COLORADO )  
 : ss.  
COUNTY OF DENVER )

This instrument was acknowledged before me on January 7, 2015 by **Karen L. Frey, Trustee, or her successors in trust, of the KLF Trust, under the Duckett Living Trust, dated October 9, 1997.**

*Lorraine E. Gallick*  
Notary Public  
(My commission expires: 9-24-2017)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 08, 2014** under Escrow No. **141-2476607**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-111-008
- 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: \$227,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$227,000.00
- d) Real Property Transfer Tax Due \$885.30

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: [Handwritten Signature]  
Signature: \_\_\_\_\_

Capacity: Grantor  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

The KLF Trust, Under the Duckett  
Print Name: Living  
Address: 9797 Mirabella Pt  
City: Lone Tree  
State: CO Zip: 80124

Bento Owens  
Print Name: Bento Owens  
Address: 1167 White Oak Loop  
City: Minden  
State: NV Zip: 89423

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

First American Title Insurance  
Print Name: Company  
Address: P.O. Box 645  
City: Zephyr Cove

File Number: 141-2476607 NMP/NMP  
State: NV Zip: 89448

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