

A.P.N.: 1418-34-610-014
File No: 141-2475977 (NMP)
R.P.T.T.: \$6,821.10

When Recorded Mail To: Mail Tax Statements To:
Robert W. Byren and Laurie E. Byren
P.O. Box 1084
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

Sybil Pearce, a widow

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

Robert W. Byren and Laurie E. Byren, husband and wife as joint tenants with right of survivorship

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

PARCEL I:

LOT 13, IN BLOCK B, AS SAID LOT AND BLOCK ARE SHOWN ON THE FILED MAP OF THE AMENDED MAP OF LINCOLN MEADOWS, UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JANUARY 6, 1978, AS DOCUMENT NO. 16415.

PARCEL II:

A NON-EXCLUSIVE 60 FOOT EASEMENT FOR ROADWAY AND UTILITY SERVICES AS GRANTED BY SAMMIE EVANS, ET UX, TO LEE HALE AND CO., INC., RECORDED DECEMBER 21, 1967, AS DOCUMENT NO. 39634, DOUGLAS COUNTY, NEVADA.

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.

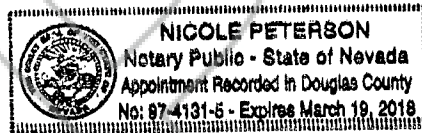
Date 11/20/2014

Sybil Pearce
Sybil Pearce

STATE OF **NEVADA**)
 : **SS.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on January 15, 2015 by
Sybil Pearce.

[Signature]
Notary Public
(My commission expires: 3/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 20, 2014** under Escrow No. **141-2475977**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-34-610-014
- 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: \$1,749,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$1,749,000.00
- d) Real Property Transfer Tax Due \$6,821.10

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: Grantee

Signature: _____

Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Sybil Pearce

Print Name: Robert Byren and Laurie

Address: P.O. Box 10045

Address: P.O. Box 1084

City: Zephyr Cove

City: Zephyr Cove

State: NV Zip: 89448

State: NV Zip: 89448

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

First American Title Insurance

Print Name: Company

File Number: 141-2475977 NMP/NMP

Address: P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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