

A.P.N.: 1319-19-310-034
File No: 141-2476431 (NMP)
R.P.T.T.: \$7,995.00 C

When Recorded Mail To: Mail Tax Statements To:
The Robert M. O'Neill Living Trust
P.O. Box 5488
Stateline, NV 89449

GRANT, BARGAIN and SALE DEED

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

Michael Bluto and Marsha J. Bluto, husband and wife as joint tenants

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

Robert M. O'Neill, Trustee of The Robert M. O'Neill Living Trust dtd 4/3/81, as amended

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

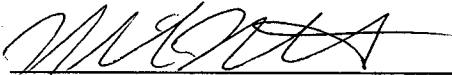
**LOT 10, IN BLOCK 3, AS SHOWN ON THE SUBDIVISION MAP OF KINGSBURY ESTATES
UNIT NO. 1, FILED WITH THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA,
ON SEPTEMBER 26, 1960, IN BOOK 1 OF MAPS, AS DOCUMENT NO. 16645.**

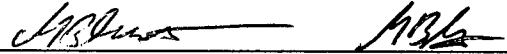
Subject to

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.

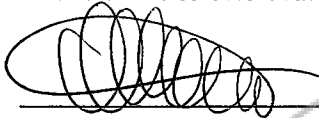
Date: 12/03/2014


Michael Bluto


Marsha J. Bluto

STATE OF Nevada)
) : ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on January 8, 2015 by
Michael Bluto and Marsha J. Bluto, husband and wife as joint tenants.


Notary Public
(My commission expires: March 19, 2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
December 03, 2014 under Escrow No. **141-2476431.**

GENERAL CALIFORNIA ACKNOWLEDGEMENT

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 Marin } ss.

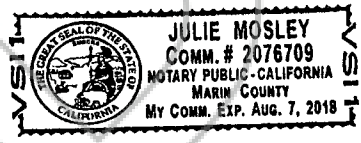
On Jan. 12, 2015 before me Julie Mosley

Notary Public (here insert name and title of the officer) personally appeared Marsha J. Bluto

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 *J Mosley*



(Seal)

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 _____ } ss.

On _____ before me _____

Notary Public (here insert name and title of the officer) personally appeared _____

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 _____

(Seal)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-310-034
- 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: \$2,050,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$2,050,000.00
- d) Real Property Transfer Tax Due \$7,995.00

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: *Michael Bluto*

Capacity: Grantor

Signature: *Marsha J. Bluto*

Capacity: Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Michael Bluto and Marsha J.

The Robert M. O'Neill

Print Name: Bluto

Print Name: Living Trust

Address: P.O. Box 2490

Address: P.O. Box 5488

City: Mill Valley

City: Stateline

State: CA Zip: 94942

State: NV Zip: 89449

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

First American Title Insurance

Print Name: Company

File Number: 141-2476431 NMP/NMP

Address: P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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