

A.P. No. 1220-21-810-068
Escrow No. 143-2477508-Rt/VT
R.P.T.T. \$643.50

WHEN RECORDED RETURN TO:
David T. McGuire and Maria McGuire
211 Natoma Avenue
Santa Barbara, Ca 93101

GRANT, BARGAIN and SALE DEED

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

Peter Leo Cocores and Peggy Jean Cocores, Trustees of The Cocores 2003 Family Trust
do(es) hereby *GRANT, BARGAIN and SELL* to

David T. McGuire and Maria McGuire, Husband and Wife, as joint tenants
the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 23, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED
FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,
NEVADA, ON MARCH 27, 1974, AS DOCUMENT NO. 72456.**

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: 01/20/2015

The Cocores 2003 Family Trust

Peter Leo Cocores
Peter Leo Cocores, Trustee

Peggy Jean Cocores
Peggy Jean Cocores, Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on
January 21 2015 by

The Cocores 2003 Family Trust: Peter Leo Cocores and Peggy Jean Cocores

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 01/20/2015 under Escrow No. 143-2477508

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-810-068
- 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: \$165,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$165,000.00
- d) Real Property Transfer Tax Due \$643.50

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: agent

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The Cocores 2003 Family Trust

Print Name: Maria McGuire

Address: PO Box 10776

Address: 211 Natoma Ave

City: So Lake Tahoe

City: Santa Barbara

State: CA Zip: 96158

State: CA Zip: 93101

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

First American Title Insurance

Print Name: Company

File Number: 143-2477508 R/CPC

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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