

A.P.N.: 1318-23-310-059
File No: 141-2477307 (NMP)
R.P.T.T.: \$1,501.50 C

When Recorded Mail To: Mail Tax Statements To:
Shirley A. Griffiths-Smith
3 Alston Avenue
Como, Western Australia, 6152

GRANT, BARGAIN and SALE DEED

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

William D. Byrne, Jr. and Patricia A. Byrne, husband and wife as joint tenants

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

Shirley A. Griffiths-Smith, a married woman as her sole and separate property

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

LOT 1, IN BLOCK B, AS SHOWN ON THE OFFICIAL "SECOND AMENDED MAP OF LAKE VILLAGE UNIT NO. 1", FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 28, 1971, AS FILE NO. 56077.

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: 12/22/2014

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-23-310-059
- 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: \$385,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$385,000.00
- d) Real Property Transfer Tax Due \$1,501.50

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: *William D. Byrne, Jr.*

Capacity: Grantor

Signature: *Patricia A. Byrne*

Capacity: Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

William D. Byrne, Jr. and Patricia

Print Name: A. Byrne

Print Name: Shirley A. Griffiths-Smith

Address: 370 Spring Ave

Address: 3 Alston Lane

City: Ridgewood

City: Como

State: NJ Zip: 017450

State: Western Australia Zip: 6152

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

First American Title Insurance

Print Name: Company

File Number: 141-2477307 NMP/NMP

Address: P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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