

DOUGLAS COUNTY, NV **2015-859485**
RPTT:\$2652.00 Rec:\$15.00
\$2,667.00 Pgs=2 **03/31/2015 02:18 PM**
FIRST CENTENNIAL - RENO
KAREN ELLISON, RECORDER

APN: 1318-15-111-040

Escrow No. 00209372 - 016 - 17
RPTT \$2,652.00
When Recorded Return to:
Thomas A. Buchanan
3424 Forest View Lane
Reno, NV 89511
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That
McCaffery Investments, LLC, a Nevada limited liability company

In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to
Thomas Buchanan and Janice Buchanan, husband and wife as joint tenants
with right of survivorship

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Witness my/our hand(s) this 16 day of March, 2015

McCaffery Investments, LLC


Tamara Dermody
Tamara Dermody
Manager

STATE OF NEVADA
COUNTY OF DOUGLAS Washoe

This instrument was acknowledged before me on MARCH 16, 2015,

By Tamara Dermody

De Chambers
NOTARY PUBLIC

 **DE CHAMBERS**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 92-1204-2 - Expires April 3, 2016

SPACE BELOW FOR RECORDER

Exhibit A

PARCEL 1:

Unit No. 91, of PINEWILD UNIT NO. 2, A Condominium, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 23, 1973, in Book 1073, Page 1058, as Document No. 69660.

PARCEL 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel 1 above.

PARCEL 3:

An undivided interest as tenants in common as such interest is set forth in Book 377, Page 417, of the real property description on the Subdivision Map referred to in Parcel 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 11, 1974, in Book 374, Page 193 of Official Records, and Supplemental to Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 9, 1977, in Book 377, Page 411, of Official Records, as Limited Common Area and thereby allocated to the unit described in Parcel 1 above, excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL 4:

Non-exclusive easements appurtenant to Parcel 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Area defined and set forth in the Declaration of Covenants, Conditions and Restrictions of PINEWILD, more particularly described in the description of parcel 3 above.

SPACE BELOW FOR RECORDER

1. APN: 1318-15-111-040

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 ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$680,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$680,000.00
 Real Property Transfer Tax Due: \$ \$2,652.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 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 <u>James Deery</u>	Capacity grantor
Signature _____	Capacity grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: McCaffery Investments, LLC	Print Name: Thomas A. Buchanan
Address: P.O. Box	Address: 3424 Forest View Lane
City/State/Zip:	City/State/Zip: Reno, NV 89511
COMPANY REQUESTING RECORDING	
Co. Name: First Centennial Title Company of NV	Escrow # 00209372-016DR
Address: 704 West Nye Lane, Suite 101 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)