

A.P.N.: 1219-22-001-002  
File No: 143-2483900 (Rt)  
R.P.T.T.: \$1,345.50 C

When Recorded Mail To: Mail Tax Statements To:  
Matthew A. Filice and Melody J. Filice  
PO BOX 74  
Rocklin, CA 95677-0074

***GRANT, BARGAIN and SALE DEED***

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

James E. Clabaugh, Trustee of The James E. Clabaugh Trust u/a dated April 26, 2007

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

Matthew A. Filice and Melody J. Filice, husband and wife as joint tenants

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

**LOT 7, IN BLOCK A, AS SET FORTH ON THAT CERTAIN PLANNED UNIT DEVELOPMENT 2014-2 OF JOB'S PEAK RANCH UNIT 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 7, 2000 IN BOOK 1200 AT PAGE 1345 AS DOCUMENT NO. 504636, OFFICIAL RECORDS.**

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: 04/13/2015

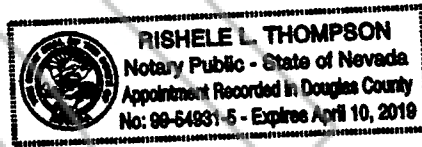
James E. Clabaugh, Trustee of the The  
James E. Clabaugh Trust u/a dated April 26,  
2007

*James E. Clabaugh*  
James E. Clabaugh, Trustee

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

This instrument was acknowledged before me on 5/1/15 by  
**The James E. Clabaugh Trust**

*Rishele L. Thompson*  
Notary Public  
(My commission expires: 4/10/19 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 13, 2015** under Escrow No. **143-2483900**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-22-001-002
- 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: \$345,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$345,000.00
- d) Real Property Transfer Tax Due \$1,345.50

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: [Signature]  
Signature: \_\_\_\_\_

Capacity: Seller  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: The James E. Clabaugh Trust  
Address: PO BOX 1098  
City: Genoa  
State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Matthew A. Filice  
Address: PO BOX 74  
City: Rocklin  
State: CA Zip: 95677-0074

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

First American Title Insurance  
Print Name: Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2483900 Rt/Rt  
State: NV Zip: 89423

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