

DOUGLAS COUNTY, NV **2015-862717**
RPTT:\$1657.50 Rec:\$16.00
\$1,673.50 Pgs=3 **05/27/2015 10:41 AM**
FIRST AMERICAN TITLE STATELINE
KAREN ELLISON, RECORDER

A.P.N.: 1418-34-110-029
File No: 141-2485532 (NMP)
R.P.T.T.: \$1,657.50

When Recorded Mail To: Mail Tax Statements To:
Wade Alokozai
3813 Lake Ontario Drive
Fremont, CA 94555

GRANT, BARGAIN and SALE DEED

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

Cornelius R. Collins and Joan Saywell Collins, husband and wife as joint tenants

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

Wade Alokozai, a married man as his sole and separate property

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

ALL THAT PORTION OF LOTS 5, 6, AND 7, IN BLOCK D, OF LINCOLN PARK, AS SET FORTH ON THE OFFICIAL MAP FILED FOR RECORD SEPTEMBER 7, 1921, DOCUMENT NO. 305, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY CORNER OF SAID LOT 7; THENCE NORTH 67°13'20" WEST 60.00 FEET; THENCE NORTH 43°35'04" EAST 106.98 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5; THENCE SOUTH 67°13'20" EAST 51.00 FEET; THENCE SOUTH 67°13'20" EAST 39.93 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 50; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, SOUTH 29°21'00" WEST 50.33 FEET; THENCE NORTH 67°13'20" WEST 43.17 FEET; THENCE SOUTH 44°34'45" WEST 53.86 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 14, 2010, IN BOOK 1210, PAGE 3466, AS INSTRUMENT NO. 775446.

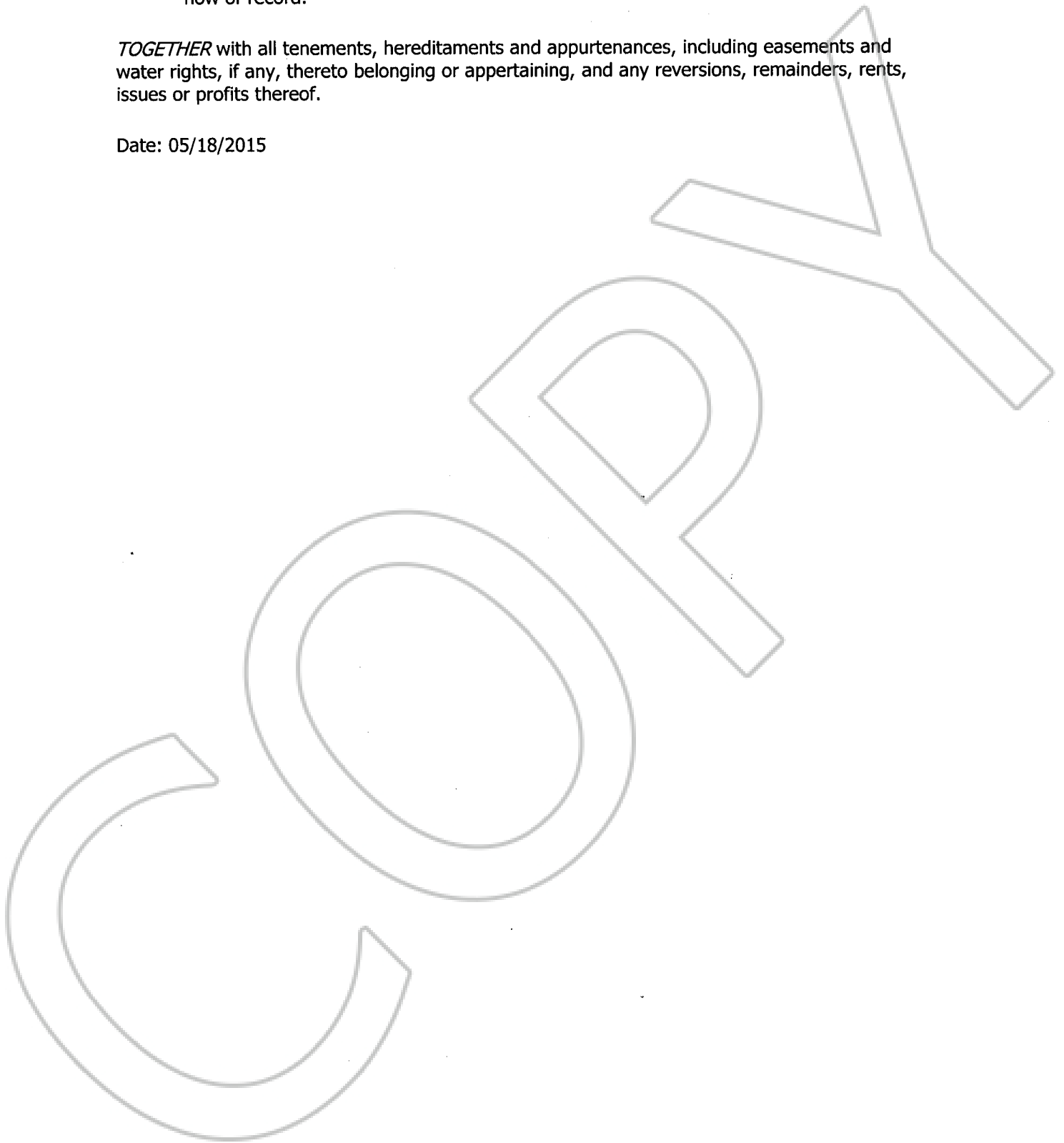
Subject to

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: 05/18/2015



Cornelius R Collins
Cornelius R. Collins

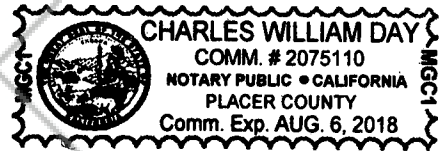
Joan Saywell Collins
Joan Saywell Collins

STATE OF ~~NEVADA~~ CALIFORNIA)

COUNTY OF ~~DOUGLAS~~ PLACER)

This instrument was acknowledged before me on May, 22, 2015 by
Cornelius R. Collins and Joan Saywell Collins.

Charles William Day
Notary Public CHARLES WILLIAM DAY
(My commission expires: 8-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 18, 2015** under Escrow No. **141-2485532**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-34-110-029
- 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: \$425,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$425,000.00
- d) Real Property Transfer Tax Due \$1,657.50

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: Angela J. Collins Capacity: Escrow Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Cornelius R. Collins and Joan
 Print Name: Saywell Collins
 Address: P.O. Box 274
 City: Tahoma
 State: CA Zip: 96142

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Wade Alokozai
 Address: 3813 Lake Ontario
 City: Fremont
 State: CA Zip: 94555

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

First American Title Insurance
 Print Name: Company File Number: 141-2485532 NMP/NMP
 Address: P.O. Box 645
 City: Zephyr Cove State: NV Zip: 89448

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