

A.P.N.: 1220-12-210-022  
File No: 143-2484358 (SC)  
R.P.T.T.: \$1,774.50 C

When Recorded Mail To: Mail Tax Statements To:  
Steven H. Harper and Karen L. Harper  
P.O. Box 2108  
Big Bear City, CA 92314

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

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

James R. Phelps and Susan L. Phelps, Trustees of Phelps Trust dated November 13, 2007

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

Steven H. Harper and Karen L. Harper, husband and wife as joint tenants with right of survivorship

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

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 1-D AS SET FORTH ON THAT CERTAIN PARCEL MAP 98-078 FOR ALTON A. AND SUSAN J. ANKER AND HARRY TEDSEN RECORDED IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA, IN BOOK 499 AT PAGE 2739 AS DOCUMENT NO. 465694 ON APRIL 14, 1999.**

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: 04/21/2015

James R. Phelps and Suzan L. Phelps,  
Trustees of the Phelps Trust dated  
November 13, 2007

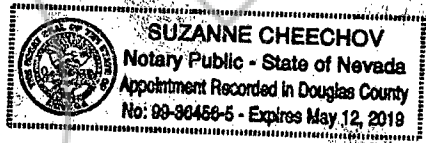
James R. Phelps, TRUSTEE  
James R. Phelps, Trustee

Susan L. Phelps, TRUSTEE  
Susan L. Phelps, Trustee

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

This instrument was acknowledged before me on 5-28-2015 by  
James R. Phelps and Susan L. Phelps

Suzanne Cheechov  
Notary Public  
(My commission expires: 5/12/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 21, 2015** under Escrow No. **143-2484358**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-12-210-022
- 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: \$455,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$455,000.00
- d) Real Property Transfer Tax Due \$1,774.50

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: *A. Cheechaw* Capacity: *E. Offici*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Phelps Trust dated November 13,  
 Print Name: 2007  
 Address: 1838 Crockett Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Steven H. Harper and  
 Print Name: Karen L. Harper  
 Address: P.O. Box 2108  
 City: Big Bear City  
 State: CA Zip: 92314

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

First American Title Insurance  
 Print Name: Company File Number: 143-2484358 SC/SC  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

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