

APN# 1420-07-511-008

**Recording Requested by:**

Name: First American Title Insurance Company  
Address: 1663 US Highway 395, Suite 101  
City/State/Zip: Minden, NV 89423  
Order Number: 143-2481703

Grant Bargain and Sale Deed  
(Title of Document)

(for Recorder's use only)

**Recorder Affirmation Statement**

**Please complete Affirmation Statement below:**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**-OR-**

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law:

\_\_\_\_\_ (State specific law)

Suzanne Cheechal  
Signature

ESCROW OFFICE  
Title

SUZANNE CHEECHAL  
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

(Additional recording fee applies)

A.P.N. 1402-07-511-008

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**GRANT, BARGAIN AND SALE DEED**

THIS GRANT, BARGAIN AND SALE DEED is made by and between Stacy A. Evans and John W. Young, Successor Co-Trustees of THE LAVONIA YOUNG FAMILY TRUST AGREEMENT dated June 9, 1997 (hereinafter referred to as "Grantor"), and JOHN W. YOUNG, a single man (hereinafter referred to as "Grantee").

**WITNESSETH:**

**WHEREAS**, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to his successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows:

Lot 16, in Block D, as shown on the Final Map of Valley Vista Estates 1, Phase 1B filed for record in the office of the Douglas County Recorder on June 2, 1995 in Book 365, Page 389 as Document No. 363386, Official Records.

**TOGETHER WITH** all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**IN WITNESS WHEREOF**, Grantor has executed these presents this 18<sup>th</sup> day of May, 2015.

**THIS SPACE INTENTIONALLY LEFT BLANK**

GRANTOR:

LAVONIA YOUNG FAMILY TRUST  
AGREEMENT, dated June 9, 1997

*Stacy A. Evans*

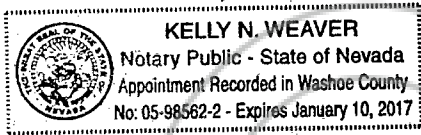
STACY A. EVANS, Trustee

*John W. Young*

JOHN W. YOUNG, Trustee

STATE OF NEVADA )  
 ) SS:  
COUNTY OF WASHOE )

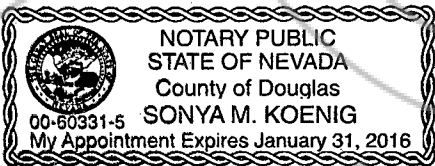
This instrument was acknowledged before me on May 18, 2015 by  
STACY A. EVANS.



*Kelly N. Weaver*  
NOTARY PUBLIC

STATE OF NEVADA )  
 ) SS:  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on May 14, 2015 by  
JOHN W. YOUNG.



*Sonya M. Koenig*  
NOTARY PUBLIC

**Recording Requested by  
and Return to:**  
Jason C. Morris, Esq.  
Woodburn and Wedge  
P.O. Box 2311  
Reno, NV 89505

**Send Tax Statements To Grantee:**  
John W. Young  
901 Meadow Vista Drive  
Carson City, NV 89705

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-511-008
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>SG - Trust OK</u>	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of \$-0-)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$-0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: # 7
- b. Explain reason for exemption: FROM TRUST TO individual w/out consideration

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: Scheechaw Capacity: Escrow officer  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**(REQUIRED)**

Print Name: The Lavonia Young Family Trust  
Address: 901 Meadow Vista Dr.  
City: Carson City  
State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

Print Name: John W. Young  
Address: 901 Meadow Vista Drive  
City: Carson City  
State: NV Zip: 89705

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

First American Title Insurance  
Print Name: Company File Number: 143-2481703 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)