

DOUGLAS COUNTY, NV  
RPTT:\$3393.00 Rec:\$15.00  
\$3,408.00 Pgs=2 2015-864256  
06/15/2015 01:34 PM  
FIRST CENTENNIAL - RENO  
KAREN ELLISON, RECORDER

APN: 1318-10-412-016

Escrow No. 00211477 - 016 - 17  
RPTT \$3,393.00  
When Recorded Return to:  
**John W. Dietrich**  
34177 Pinehurst Drive  
Yucaipa, CA 92399  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

THIS INDENTURE WITNESSETH: That  
Joseph P. Joyce, A married man, as his sole and separate property

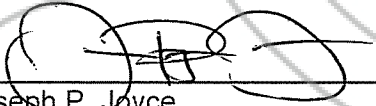
In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby  
Grant, Bargain, Sell and Convey to  
John W. Dietrich and Patrice M. Dietrich, Husband and Wife as Joint tenants with right of  
survivorship

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

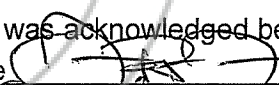
**See Exhibit A attached hereto and made a part hereof.**

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


Witness my/our hand(s) this 15 day of June, 2015

  
\_\_\_\_\_  
Joseph P. Joyce

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 6-15-15,  
By Joseph P. Joyce 

  
\_\_\_\_\_  
NOTARY PUBLIC

 **DENA REED**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-80676-5 - Expires March 14, 2019

SPACE BELOW FOR RECORDER

## Exhibit A

All that portion of Lots 8 and 9 of Zephyr Heights No. 3 Subdivision, filed for record on October 5, 1953, as Document No. 9224, more particularly described as follows:

Beginning at the Northeast corner of Lot 8 which bears N.  $55^{\circ}15'38''$  W., 1768.14 feet from the South one-quarter corner of Section 10; thence S.  $06^{\circ}37'43''$  W., along the Easterly line of Lot 8, 108.13 feet to the Northerly right-of-way line of South Martin Drive; thence N.  $83^{\circ}15'17''$  W., along said Northerly right-of-way line, 17.83 feet; thence N.  $80^{\circ}38'00''$  W., along said Northerly right-of-way line 87.21 feet; thence continuing along said Northerly right-of-way line, 29.49 feet along the arc of a curve to the right having a central angle of  $28^{\circ}09'32''$  and a radius of 60.00 feet, (chord bears N.  $66^{\circ}33'33''$  W., 29.19 feet); thence N.  $37^{\circ}32'04''$  E., along the Westerly line of Lot 8, 110.86 feet; thence S.  $51^{\circ}31'42''$  E., 14.27 feet; thence N.  $61^{\circ}20'23''$  E., 43.24 feet; thence N.  $21^{\circ}01'03''$  E., 27.96 feet; thence S.  $52^{\circ}27'16''$  E., 33.25 feet; thence S.  $21^{\circ}01'03''$  W., 27.96 feet to the Point of Beginning.

NOTE: The above description appeared previously in that certain Grant, Bargain, Sale Deed recorded January 11, 2011, in Book 111, page 2285, as Document No. 776767, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

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1. APN: 1318-10-412-016

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:** \$870,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$870,000.00  
 Real Property Transfer Tax Due: \$ \$3,393.00

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 _____	Capacity _____ grantor
Signature _____	Capacity _____ grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Joseph P. Joyce	Print Name: John W. Dietrich and Patricia M. Dietrich
Address: 3179 Gretna Road	Address: 34177 Pinehurst Drive
City/State/Zip: Branson, MO 65616	City/State/Zip: Yucaipa, CA 92399

**COMPANY REQUESTING RECORDING**

Co. Name: First Centennial Title Company of NV	Escrow # 00211477-016DR
Address: 704 West Nye Lane, Suite 101 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

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Signature _____	Capacity <u>grantee</u>
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(Required)	(Required)
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Address: <u>3179 Gretna Road</u>	Address: <u>34177 Pinehurst Drive</u>
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