

A.P.N.: 1419-22-710-019
File No: 141-2488829 (NMP)
R.P.T.T.: \$624.00 C

When Recorded Mail To: Mail Tax Statements To:
James H. Cooper and Marilou Cooper
864 East Salem
Fresno, CA 93720

GRANT, BARGAIN and SALE DEED

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

William A. Millichap , Trustee of the William A. & Sherrie C. Millichap Family Trust, dated
March 18, 1998

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

James H. Cooper and Marilou Cooper, 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:

**LOT 64, AS SHOWN ON THE FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT
PD 05-012 FOR CANYON CREEK ESTATES, RECORDED ON MARCH 15, 2007, IN THE
OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, IN BOOK 0307 AT
PAGE 4530 AS DOCUMENT NO. 697065, OFFICIAL RECORDS, AND THAT CERTAIN
CERTIFICATE OF AMENDMENT RECORDED ON MARCH 27, 2007 IN BOOK 0307 AT
PAGE 8650 AS DOCUMENT NO. 0697842 CHANGING THE NAME OF THE SUBDIVISION
MAP TO CANYON CREEK ESTATES PHASE 2.**

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: 07/02/2015

The William A. & Sherrie C. Millichap Family Trust

[Signature]
William A. Millichap, Trustee

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

This instrument was acknowledged before me on July 14, 2015 by
~~The William A. & Sherrie C. Millichap Family Trust~~ William A. Millichap

[Signature]
Notary Public
(My commission expires: 3/16/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 02, 2015** under Escrow No. **141-248829**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-22-710-019
- 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: \$160,000.00
- b) Deed in Lieu of Foreclosure Only (value of \$ _____)
- c) Transfer Tax Value: \$160,000.00
- d) Real Property Transfer Tax Due \$624.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 375.090
- b. Explain reason for exemption: 1-375

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] Capacity: Trustee
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

The William A. & Sherrie C.
 Print Name: Millichap Family Trust
 Address: P.O. Box 1029
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

James H. Cooper and
 Print Name: Marilou Cooper
 Address: 804 East Salem
 City: Freno
 State: CA Zip: 95720

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

First American Title Insurance
 Print Name: Company File Number: 141-2488829 NMP/NMP
 Address: P.O. Box 645
 City: Zephyr Cove State: NV Zip: 89448

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