

A.P.N.: 1220-16-116-011  
File No: 143-2488921 (SC)  
R.P.T.T.: \$858.00 C

When Recorded Mail To: Mail Tax Statements To:  
James W. Hall, Jr. and Nikki S. Hall  
1440 Camper View Rd, Apt C23  
San Dimas, CA 91773-3924

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

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

John H. Matteson, a married man as his sole and separate property

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

James W. Hall, Jr. and Nikki S. Hall, 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 11 AS SHOWN ON THE FINAL MAP FOR HIDDEN CREEK, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 11, 1995 IN BOOK 495 AS PAGE 1452 AS DOCUMENT NO. 359824.**

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.

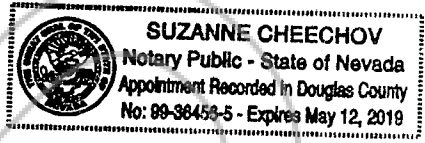
Date: 07/08/2015

John H. Matteson  
John H. Matteson

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

This instrument was acknowledged before me on  
7/22/15 by  
**John H. Matteson.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 07/16/2015 under Escrow No. 143-2488921

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-116-011
- 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: \$220,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$220,000.00
- d) Real Property Transfer Tax Due \$858.00

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. Cheechan*  
 Signature: \_\_\_\_\_

Capacity: *Eoffles*  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: John H. Matteson  
 Address: 2117 West Sage Springs Court  
 City: Meridian  
 State: ID Zip: 83646

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: James W. Hall, Jr. and Nikki S. Hall  
 Address: 1440 Camper View Rd, Apt C23  
 City: San Dimas  
 State: CA Zip: 91773-3924

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2488921 SC/SC  
 State: NV Zip: 89423

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