

A.P.N.: 1320 33 401 043

File No:

R.P.T.T.: \$



KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Nellie Jones
38324 Glenview Drive
Fremont, CA 94536

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Lee Richard Harris, Trustee of the Lee Richard Harris Revocable Living Trust Agreement
U/D/T/ December 2, 1993, and Restated October 20, 2004, dated December 2, 1993 as
to an undivided 50% interest

do(es) hereby *GRANT, BARGAIN and SELL* to – Nellie Jones a married woman

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

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


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.

See signature page attached hereto and made a part hereof

Date: May 21, 2015

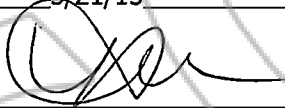


 Lee Richard Harris, Trustee

Signature page to Grant, Bargain, Sale Deed
File No. ~~54613-1157690-12~~

STATE OF **California**)
: ss.
COUNTY OF Alameda)

This instrument was acknowledged before me on
5/21/15 by **Lee Richard Harris, Trustee.**



 Notary Public
 (My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 21, 2015** .

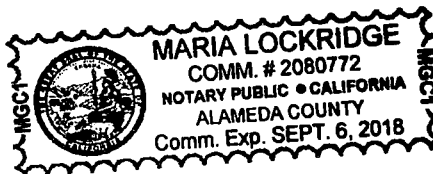


Exhibit "A"

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M. D. B. & M., DOUGLAS COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FOUND SOUTHEAST CORNER OF SAID SECTION 33, PROCEED SOUTH 89 DEGREES, 51 MINUTES, 10 SECONDS WEST, 3,972.70 FEET TO THE FOUND 1/16 SECTION CORNER AT THE SOUTHEAST CORNER OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33; THENCE NORTH 72 DEGREES, 38 MINUTES, 38 SECONDS WEST, 49.88 FEET TO A POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF DOUGLAS AVENUE, AND A LINE PARALLEL TO AND 30 FEET SOUTHWESTERLY OF THE CENTERLINE OF MAIN STREET (U.S. HIGHWAY 395); THENCE NORTH 44 DEGREES, 54 MINUTES WEST, 324.00 FEET ALONG SAID PARALLEL LINE, TO A POINT; THENCE AT RIGHT ANGLES SOUTHWESTERLY, 9.00 FEET, TO THE NORTHERNMOST CORNER OF THE RITCHFORD HOTEL PROPERTY, WHICH IS THE TRUE POINT OF BEGINNING; PROCEED THENCE SOUTH 44 DEGREES, 54 MINUTES EAST, 194.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET, WHICH IS 39 FEET SOUTHWESTERLY OF AND PARALLEL TO THE CENTERLINE OF MAIN STREET, AS ESTABLISHED BY THE NEVADA STATE HIGHWAY DEPARTMENT, TO A POINT; THENCE SOUTH 45 DEGREES, 59 MINUTES, 21 SECONDS WEST, 72.25 FEET, TO A POINT; THENCE SOUTH 45 DEGREES, 13 MINUTES, 05 SECONDS EAST, 51.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DOUGLAS AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 89 DEGREES, 51 MINUTES, 10 SECONDS WEST, 181.00 FEET TO A POINT; THENCE NORTH 45 DEGREES, 06 MINUTES EAST, 28.50 FEET TO A POINT; THENCE NORTH 44 DEGREES, 54 MINUTES WEST, 115.00 FEET TO A POINT; THENCE NORTH 44 DEGREES, 37 MINUTES, 07 SECONDS EAST, 172.00 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL IS SET FORTH ON RECORD OF SURVEY RECORDED MAY 8, 1980, IN BOOK 580, OF OFFICIAL RECORDS, AT PAGE 537, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 44360.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 28, 1994, IN BOOK 0994, PAGE 4977, AS INSTRUMENT NO. 347163.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320 33 401 043
 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 Restaurant

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$250,000.00
 b) Deed in Lieu of Foreclosure Only (value of \$ _____)
 c) Transfer Tax Value: \$250,000.00
 d) Real Property Transfer Tax Due ~~\$987.50~~ 975.00

4. **If Exemption Claimed:**

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

5. Partial Interest: Percentage being transferred: 50 %

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: seller
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lee Richard Harris
 Address: 3903 Viewact
 City: Pleasanton
 State: Ca Zip: 94566

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nellie Jones
 Address: 38324 Glenview Dr
 City: Fremont
 State: Ca Zip: 94536

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

Print Name: Maria Lockridge File Number: _____
 Address: 2410 2nd Street
 City: Livermore State: CA Zip: 94550

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