

DOUGLAS COUNTY, NV
RPTT:\$1404.00 Rec:\$19.00
\$1,423.00 Pgs=6 2015-868973
08/31/2015 02:15 PM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
James R. Nelson and Kristan L. Purcell, as Co-Trustees
or to the successor Trustee, of the Nelson/Purcell 2014
Family Trust dated the 6th dat of June 2014

1211 Jones Ranch Road

Gardnerville,, NV 89460

MAIL TAX STATEMENTS TO:
James R. Nelson and Kristan L. Purcell, as Co-Trustees
or to the successor Trustee, of the Nelson/Purcell 2014
Family Trust dated the 6th dat of June 2014

1211 Jones Ranch Road

Gardnerville,, NV 89460

Escrow No. N1500848-RIT

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

APN No.: 1219-03-002-065
R.P.T.T. \$1,404.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Edward J. Hayes, Trustee, or his ^{successor} in trust, under the
Hayes Living Trust, dated January 31, 2006, as to an undivided 50% interest and Constance G. Hayes,
Trustee, or her successors in trust, under the Hayes Living Trust, dated June 03, 2010, as to an undivided
50% interest

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to James R. Nelson and Kristan L. Purcell, as Co-Trustees or to the successor
Trustee, of the Nelson/Purcell 2014 Family Trust dated the 6th dat of June 2014

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

****This document is being executed
in counter-part****

***This document is being executed in
counter-part***

**Edward J Hayes, Trustee of the Hayes Living
Trusts dated January 31, 2006**

**Constance G Hayes, Trustee under the Hayes
Livign Trust dayed June 3, 2010**

Edward J Hayes, Trustee
Edward J Hayes, Trustee

Constance G Hayes, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

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****this document has been
executed in counter-part**
Edward J Hayes, Trustee of the Hayes Living
Trusts dated January 31, 2006**

Edward J Hayes, Trustee

Constance G Hayes, Trustee under the Hayes
Living Trust dayed June 3, 2010

Constance G Hayes trustee

Constance G Hayes, Trustee

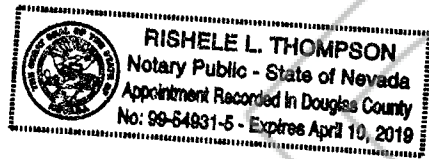
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

State of Nevada
County of Douglas

This instrument was acknowledged before me on , 8/26/15
by Edward J. Hayes, Trustee, or his successors in trust, under the Hayes Living Trust, dated January 31,
2006 and Constance G. Hayes, Trustee, or her successors in trust, under the Hayes Living Trust, dated June
03, 2010

Rishele L. Thompson
NOTARY PUBLIC



COPY

This instrument was acknowledged before me on , _____
by Edward J. Hayes, Trustee, or his successors in trust, under the Hayes Living Trust, dated January 31,
2006 and Constance G. Hayes, Trustee, or her successors in trust, under the Hayes Living Trust, dated June
03, 2010

NOTARY PUBLIC

Please see attached Acknowledgment. 

COPY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Santa Clara

On Aug. 26, 2015 before me, Bharat R. Patel, Notary Public

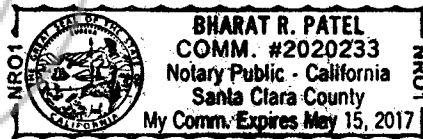
A Notary Public personally appeared Constance G. Hayes -

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Grant, Bargain, Sale Deed

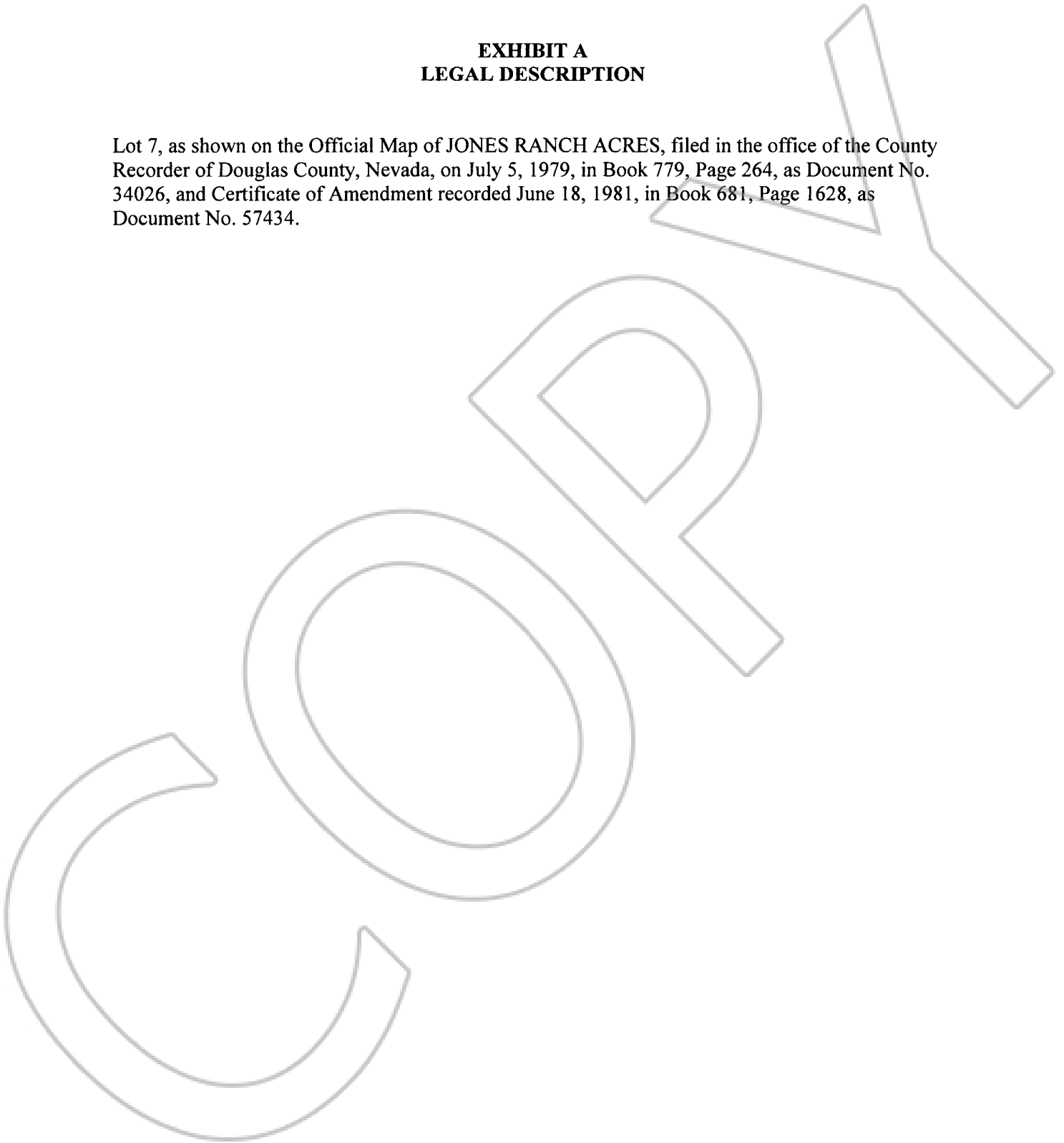


(Seal)

Escrow No. N1500848-RIT

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 7, as shown on the Official Map of JONES RANCH ACRES, filed in the office of the County Recorder of Douglas County, Nevada, on July 5, 1979, in Book 779, Page 264, as Document No. 34026, and Certificate of Amendment recorded June 18, 1981, in Book 681, Page 1628, as Document No. 57434.



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1219-03-002-065
- 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Total Value: \$360,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value \$360,000.00

Real Property Transfer Tax Due: \$1,404.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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: Constance Hayes trustee Capacity: grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Edward J. Hayes, Trustee, or his successors in trust, under the Hayes Living Trust, dated January 31, 2006

Print Name: James R. Nelson and Kristan L. Purcell, as Co-Trustees or to the successor Trustee, of the Nelson/Purcell 2014 Family Trust dated the 6th dat of June 2014

Constance G. Hayes, Trustee

Address: 2665's Purissima Rd
Los Altos Hills, Ca 94022
City, State, Zip

Address: 1211 James Ranch Road
Gardnerville., NV 89460
City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Northern Nevada Title Company Escrow #: N1500848-RIT

Address: 1483 Highway 395, Suite B