

DOUGLAS COUNTY, NV
RPTT:\$5460.00 Rec:\$15.00
\$5,475.00 Pgs=2 2015-869564
09/14/2015 02:32 PM
FIRST CENTENNIAL - RENO
KAREN ELLISON, RECORDER

APN: 1318-03-110-003

Escrow No. 00213209 - 016 - 17
RPTT \$5,460.00
When Recorded Return to:
Theodore P. Anagnos
7245 Laurelridge Loop
Keizer, OR 97303
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That
Norman A. Beres and Colleen T. Rafferty, Trustees of the Beres-Rafferty Living Trust dated
February 4, 2000

In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby
Grant, Bargain, Sell and Convey to
Theodore P. Anagnos and Susan E. Anagnos, Trustees of the Anagnos Living Trust dated
April 1, 2015

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 10 day of SEPT., 2015

Norman A. Beres
Norman A. Beres, Trustee


Colleen T. Rafferty
Colleen T. Rafferty, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 9-10-15

By Norman A. Beres and Colleen T. Rafferty

Dena Reed
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

Parcel No. 1:

Lot 67, as shown on the map entitled Skyland Subdivision No. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on February 27, 1958 in Book 1, of Maps, page 181, as Document No. 12967.

Parcel No. 2:

Together with a non-exclusive right of way for access to waters of Lake Tahoe and for beach and recreational purposes reserved in the Deed from Stockton Garden Homes Inc., a California corporation to Skyland Water Co., a Nevada corporation, recorded February 5, 1960 in Book 1 of Official Records, at page 268, as Document No. 15573, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

1. APN: 1318-03-110-003

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:** \$1,400,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$1,400,000.00
 Real Property Transfer Tax Due: \$ \$5,460.00

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 <u>[Signature]</u>	Capacity <u>grantor</u>
Signature _____	Capacity <u>grantee</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Norman A. Beres and Colleen J. Rafferty</u>	Print Name: <u>Theodore P. Anagnos and Susan E. Anagnos</u>
Address: <u>P.O. Box 7172-472</u>	Address: <u>7245 Laurelridge Loop</u>
City/State/Zip: <u>Stateline, NV 89449</u>	City/State/Zip: <u>Keizer, OR 97303</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00213209-016dr</u>
Address: <u>704 West Nye Lane, Suite 101 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

1. APN: 1318-03-110-003

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:** \$1,400,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$1,400,000.00
 Real Property Transfer Tax Due: \$ \$5,460.00

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 <u>[Signature]</u>	Capacity <u>grantor</u>
Signature _____	Capacity <u>grantee</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Norman A. Beres and Colleen T. Kafferty</u>	Print Name: <u>Theodore P. Anagnos and Susan E. Anagnos</u>
Address: <u>P.O. Box 7172-472</u>	Address: <u>7245 Laurelridge Loop</u>
City/State/Zip: <u>Stateline, NV 89449</u>	City/State/Zip: <u>Keizer, OR 97303</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00213209-016dr</u>
Address: <u>704 West Nye Lane, Suite 101 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)