

A.P.N.: 1319-19-411-020  
File No: 141-2490843 (NMP)  
R.P.T.T.: \$4,173.00

When Recorded Mail To: Mail Tax Statements To:  
James Richter  
435 Bavarian Drive  
Carson City, NV 89705

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

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

Peter A. Claypatch, Trustee of the Peter A. Claypatch Trust dated April 2, 2002

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

James Richter, an unmarried man

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

**LOT 4, IN BLOCK 9, OF KINGSBURY ESTATES UNIT NO. 2, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 6, 1962, IN BOOK 1 OF MAPS, AS DOCUMENT NO. 20174.**

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: 08/11/2015

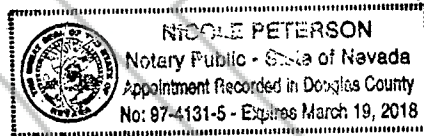
The Peter A. Claypatch Trust

*[Handwritten Signature]*  
Peter A. Claypatch, Trustee

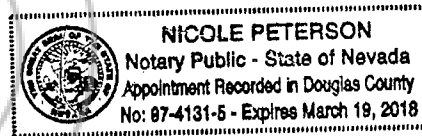
STATE OF **NEVADA** )  
 : ss.  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on September 21, 2015 by  
**The Peter A. Claypatch Trust.**

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
(My commission expires: 3-19-2008 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 11, 2015** under Escrow No. **141-2490843**.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-411-020
- 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: \$1,070,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$1,070,000.00
- d) Real Property Transfer Tax Due \$4,173.00

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: [Signature] Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: The Peter A. Claypatch Trust  
 Address: P.O. Box 340  
 City: Dahome  
 State: NV Zip: 89449

Print Name: James Richter  
 Address: 435 Bowman Dr.  
 City: Cassim City  
 State: NV Zip: 89705

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

First American Title Insurance  
 Print Name: Company File Number: 141-2490843 NMP/NMP  
 Address: P.O. Box 645  
 City: Zephyr Cove State: NV Zip: 89448

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