

DOUGLAS COUNTY, NV
RPTT:\$1446.90 Rec:\$15.00
\$1,461.90 Pgs=2 10/02/2015 12:34 PM
FIRST CENTENNIAL - RENO
KAREN ELLISON, RECORDER

APN: 1220-01-002-027

Escrow No. 00214684 - 001 - 20
RPTT \$1,446.90
When Recorded Return to:
R.G. Lynn
916 Black Sage Circle
Gardnerville, NV 89410
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That Troy J. Ashton and Lorena A. Ashton, husband and wife as joint tenants with right of survivorship


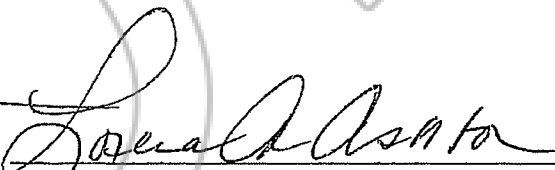
In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to R.G. Lynn and Betty J. Lynn, husband and wife as joint tenants with right of survivorship

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.

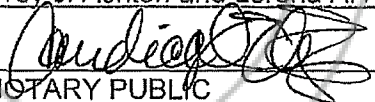
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.


Dated September 16, 2015


Troy J. Ashton

Lorena A. Ashton

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 9-29-2015,
By Troy J. Ashton and Lorena A. Ashton


NOTARY PUBLIC


CANDICE D. ELLIS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-3747-2 - Expires June 25, 2016

SPACE BELOW FOR RECORDER

Exhibit A

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel No. 1:

A parcel of land located in the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 1, Township 12 North, Range 20 East, M.D.B. & M., described as follows:

Beginning at a point on the Northeast side of Black Sage Circle, which is the Southeasterly corner of the lot from which the South $\frac{1}{4}$ corner of said Section 1, Township 12 North, Range 20 East, M.D.B. & M., bears South $26^{\circ}08'22''$ West, 976.22 feet; thence North $37^{\circ}41'51''$ East, 560.99 feet; thence along the North line of the Southwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$ of Section 1, North $89^{\circ}52'03''$ West, 492.60 feet, thence South $7^{\circ}28'17''$ East, 333.36 feet to a cul-de-sac; thence on a curve to the right of the cul-de-sac with 50 foot radius from a tangent bearing of North $82^{\circ}31'45''$ East, through an angle of $112^{\circ}39'50''$ for a length of 98.32 feet; thence South $44^{\circ}48'52''$ East, 73.02 feet to the Point of Beginning.

Parcel No. 2:

Together with an easement for a road located in the Southwest $\frac{1}{4}$ Southeast $\frac{1}{4}$ Section 1, Township 12 North, Range 20 East, M.D.B. & M., known as the Black Sage Circle, 50 feet wide, being 25 feet on each side of the centerline with a cul-de-sac at the Northwest and with a 50 foot radius and described as follows:

Beginning at a point in the centerline of the Fish Springs Road from which the South $\frac{1}{4}$ corner of said Section 1 bears South $44^{\circ}19'12''$ West, 897.84 feet; thence running North $44^{\circ}48'25''$ West, 421.32 feet to the center of the cul-de-sac, including a 50 foot radius cul-de-sac.

The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed, recorded in the Office of the County Recorder of Douglas, Nevada on September 20, 2005, in Book 905, Page 7636, as Document No. 655577, Official Records.

SPACE BELOW FOR RECORDER

1. APN: 1220-01-002-027

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: \$370,900.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$370,900.00
 Real Property Transfer Tax Due: \$1,446.90

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> as Agent	Capacity: <u>Grantee</u>
Signature: <u>[Signature]</u>	Capacity: <u>Grantor</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Troy J. Ashton and Lorena A. Ashton</u>	Print Name: <u>R.G. Lynn and Betty J. Lynn</u>
Address: <u>1990 McCulloch Blvd #D-31</u>	Address: <u>1916 Black Sage Circle</u>
City/State/Zip: <u>Lake Havasu City, AZ 86403</u>	City/State/Zip: <u>Gardnerville, NV 89410</u>

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00214684-001
Address: 1450 Ridgeview Drive, Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)