

DOUGLAS COUNTY, NV **2015-871803**  
RPTT:\$585.00 Rec:\$15.00  
\$600.00 Pgs=2 10/27/2015 10:07 AM  
FIRST CENTENNIAL - RENO  
KAREN ELLISON, RECORDER

APN: 1420-07-310-003 1420-07-310-001  
1420-07-310-002

Escrow No. 00213764 - 002 -16  
RPTT \$ 585.00

When Recorded Return to:  
**William A. McClain**  
**Cassie Joy McClain**  
**241 Linehan Road**  
**Carson City, NV 89706**

Mail Tax Statements to:  
Grantee at above address

SPACE ABOVE FOR RECORDERS USE

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**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,

**W.A Joe Weaver, a single man who acquired title as W.A. Joe Weaver**

do(es) hereby Grant, Bargain, Sell and Convey to

**William A. McClain and Cassie Joy McClain, husband and wife as joint tenants**

all that real property situated in the County of Douglas, State of Nevada, described as follows:

**Lots 5, 6 and 7, in Block J, of VISTA GRANDE SUBDIVISION UNIT NO. 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 9, 1964 in Book 27, page 644, as File No. 26518.**

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

SEE SIGNATURE PAGE AND NOTARY ACKNOWLEDGMENT ATTACHED HERETO AND MADE A PART HEREOF

SPACE BELOW FOR RECORDER

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This Signature/Notary Acknowledgment page is attached to this certain Grant, Bargain, and Sale Deed by and between **R. Bradford Hawkins 2007 Trust** and as grantors and **William A. McClain and Cassie Joy McClain** as grantees. Dated and executed herewith:

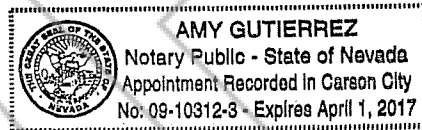
Witness my/our hand(s) this 15 day of OCT., 2015

*W. A. Joe Weaver*  
W.A. Joe Weaver

STATE OF NEVADA  
COUNTY OF Carson City

This instrument was acknowledged before me on 10/15/15,  
by **W.A. Joe Weaver**.

*[Signature]*  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

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1. APN: 1420-07-310-003 1420-07-310-001  
1420-07-310-002

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:** \$150,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$150,000.00  
 Real Property Transfer Tax Due: \$ 585.00

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 _____	Capacity <u>Agent</u>
Signature _____	Capacity _____
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: <u>W.A. Joe Weaver</u>	Print Name: <u>William A. McClain and Cassie Joy McClain</u>
Address: <u>5500 Goni Road</u>	Address: <u>241 Linehan Road</u>
City/State/Zip: <u>Carson City, NV 89706</u>	City/State/Zip: <u>Carson City, NV 89706</u>

**COMPANY REQUESTING RECORDING**

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00213764-002-16</u>
Address: <u>321 W. Winnie Ln., Suite 102 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)