

A.P.N.: 1318-24-710-005
File No: 141-2492686 (NMP)
R.P.T.T.: \$2,535.00

When Recorded Mail To: Mail Tax Statements To:
Jonathan H. Bailey
753 Santa Barbara Road
Berkeley, CA 94707

GRANT, BARGAIN and SALE DEED

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

Daniel A. Norris, Successor Trustee of the Norris Family Trust u/d/t November 11, 2004
for the benefit of Norris Family

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

Jonathan H. Bailey and Kristen Kohary, husband and wife as joint tenants with right of
survivorship

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

PARCEL I:

**LOT 20, AS SHOWN ON THE MAP OF KINGSBURY HIGHLANDS UNIT NO. 2, FILED IN
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON
DECEMBER 26, 1961, AS DOCUMENT NO. 19280.**

PARCEL II:

**BEING A PORTION OF LOT 21 MAP OF KINGSBURY HIGHLANDS NO. 2, AND MORE
PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 20 AS SHOWN ON THE
OFFICIAL PLAT OF KINGSBURY HIGHLANDS NO 2, WHICH POINT IS THE TRUE POINT
OF BEGINNING;**

**THENCE ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF LAUREL LANE SOUTH
19°24'28" EAST 14.75 FEET;**

**THENCE LEAVING SAID RIGHT OF WAY LINE NORTH 37°54'57" EAST 24.90 FEET TO
THE SOUTHERLY LINE OF LOT 20;**

**THENCE ALONG SAID SOUTHERLY LINE OF LOT 20 SOUTH 74°09'33" WEST 21.00
FEET TO THE TRUE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 20, 1993, IN BOOK 1093, PAGE 3672, AS INSTRUMENT NO. 320648 AND RE-RECORDED SEPTEMBER 24, 2004 IN BOOK 904, PAGE 9630 AS INSTRUMENT NO. 624964.

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: 09/11/2015

COOPER

The Norris Family Trust U/D/T November 11, 2004

Daniel A. Norris

Daniel A. Norris, Successor Trustee

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

This instrument was acknowledged before me on October 20, 2015 by

Daniel A. Norris

[Signature]

Notary Public

(My commission expires: 3/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 11, 2015** under Escrow No. **141-2492686**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-24-710-005
 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: \$650,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$650,000.00
 d) Real Property Transfer Tax Due \$2,535.00

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)

The Norris Family Trust U/D/T
 Print Name: November 11, 2004
 Address: 7633 Colony Lane
 City: Chester Heights
 State: CA Zip: 95621

Print Name: Jonathan H. Bailey
 Address: 753 Santa Barbara Rd
 City: Bekeley
 State: CA Zip: 94707

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

First American Title Insurance
 Print Name: Company File Number: 141-2492686 NMP/NMP
 Address P.O. Box 645
 City: Zephyr Cove State: NV Zip: 89448

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