

A.P.N.: 1320-29-215-011

File No: 10013573

R.P.T.T.: \$1920.75

When Recorded Mail To: Mail Tax Statements To:

Cartus Financial Corp  
40 Apple Ridge Rd.  
Danbury, CT 06810

**GRANT, BARGAIN and SALE DEED**

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

**Kayla J. Francis and Kyle E. Francis, wife and husband as joint tenants**

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

**Cartus Financial Corporation, a Delaware Corporation**

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

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: 8/28/2015

Kayla J. Francis  
Kayla J. Francis

Kyle E. Francis  
Kyle E. Francis

State of Nevada )  
County of Douglas ) :ss.

This instrument was acknowledged before me, Josh Nelson, notary public on 8/11/15 by Kayla J. Francis and Kyle E. Francis.  
Date

Josh Nelson  
Notary Public  
(My commission expires: Feb 24, 2016)

This Notary Acknowledgement is attached to that certain Grant, Bargain and Sale Deed Dated 8/28/2015 under Escrow No. \_\_\_\_\_



## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE [CITY OF MINDEN ], COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 8 AT A 1/2" REBAR STAMPED RE 446 AS SHOWN ON THAT FINAL SUBDIVISION MAP FOR HIDDEN BROOK AS RECORDED IN BOOK 0102, AT PAGE 2456, AS DOCUMENT NO. 531980,

THENCE SOUTH 89°54'12" WEST, 252.43 FEET, THENCE NORTH 37°38'16" WEST, 42.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41°48'47" WEST, 156.36 FEET; THENCE NORTH 70°47'36" EAST, 163.16 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT TO THE PRECEDING CURVE, HAVING A DELTA ANGLE OF 40°54'50", RADIUS OF 62.00 FEET, ARC LENGTH OF 44.27 FEET AND A CHORD BEARING OF SOUTH 42°47'52" EAST FOR A DISTANCE 43.34 FEET; THENCE SOUTH 29°28'07" WEST 159.51 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT 6 AS PER RECORD OF SURVEY RECORDED JUNE 12, 2002, IN BOOK 0602, AS DOCUMENT NO. 544438.

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NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 2, 2009, IN BOOK 1009, PAGE 402, AS INSTRUMENT NO. 751621.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 1320-29-215-011
- 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
- Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Document/Instrument #: _____
Book _____ Page: _____
Date of Recording: _____
Notes: _____

3. Total Value/Sales Price of Property

\$ 492,500.00

Deed in Lieu of Foreclosure Only (value of property)

( \_\_\_\_\_ )

Transfer Tax Value:

\$ 492,500.00

Real Property Transfer Tax Due

\$ 1920.75

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: % 100

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 Kyle E. Francis Capacity Owner  
 Signature Angela J. Francis Capacity owner

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

Print Name: Kyle E. Francis & Kyle E.  
 Address: 1004 Hidden Brook Ct, Francis  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Cartus Financial Corp  
 Address: 40 Apple Ridge Rd  
 City: Danbury  
 State: CT Zip: 06810

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

Print Name: Capital Title Co. of Nevada Escrow # 10013573  
 Address: 10000 Professional Circle #102  
 City: Reno, NV 89521 State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)