

DOUGLAS COUNTY, NV
RPTT:\$7507.50 Rec:\$16.00
\$7,523.50 Pgs=3 11/06/2015 01:52 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1319-19-411-019 and 1319-19-810-003
File No: 143-2493071 (JL)
R.P.T.T.: \$7,507.50

2493071-JL

When Recorded Mail To: Mail Tax Statements To:
The Gus J. Stratton Living Trust
1668 Curtiss Court
La Verne , CA 91750

GRANT, BARGAIN and SALE DEED

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

Raymond Sidney, a single man

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

The Gus J. Stratton Living Trust dated April 14, 2014

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

PARCEL I :

LOT 5, BLOCK 9, AS SHOWN ON THE MAP OF KINGSBURY ESTATES UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 6, 1962, AS DOCUMENT NUMBER 20174.

PARCEL II:

THAT CERTAIN EASEMENT FOR INGRESS, EGRESS AND ROADWAY PURPOSES OVER AND ALONG A STRIP OF LAND BEING A PORTION OF LOT 2, BLOCK 9, AS SHOWN ON THE OFFICIAL MAP OF KINGSBURY ESTATES UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER ON JUNE 6, 1962, AS DOCUMENT NO. 20174 OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF BENJAMIN DRIVE AT THE INTERSECTION OF LOTS 1 AND 2 IN BLOCK 9 AS SHOWN ON THE AFOREMENTIONED MAP AND RUNNING THENCE NORTHWESTERLY ALONG SAID BENJAMIN DRIVE A DISTANCE OF 80.00 FEET THENCE LEAVING SAID BENJAMIN DRIVE AND GOING IN A STRAIGHT LINE SOUTHWESTERLY TO THE COMMON INTERSECTION OF LOTS 1, 2, 3, AND 4 IN BLOCK 9 AS SHOWN ON SAID MAP AND RUNNING THENCE NORTHEASTERLY ALONG THE DIVIDING LINE BETWEEN SAID LOTS 1 AND 2 A DISTANCE OF 160.97 FEET, MORE OR LESS, TO POINT OF BEGINNING.

PARCEL III:

A 20 FOOT WIDE EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES FOR THE USE OF THE OWNERS, RESIDENTS AND GUESTS OF LOT 5, BLOCK 9, KINGSBURY ESTATES UNIT NO. 2, WITH THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 14.00 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY TERMINUS OF LOTS 2 AND 4; THENCE SOUTH 74 15' WEST 41.42 FEET TO A POINT; THENCE SOUTH 51 57'56" WEST 47.62 FEET TO A POINT IN THE SIDE LINE OF THE ABOVE DESCRIBED PARCEL, WHICH POINT IS THE END OF THE CENTERLINE OF EASEMENT.

PARCEL IV:

THAT CERTAIN EASEMENT AS SET FORTH IN EASEMENT AGREEMENT RECORDED DECEMBER 29, 1980, IN BOOK 1280, OF OFFICIAL RECORDS, AT PAGE 1659, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 51993.

PARCEL V:


LOT 3, BLOCK 9, AS SHOWN ON THE MAP OF KINGSBURY ESTATES UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 6, 1962 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.

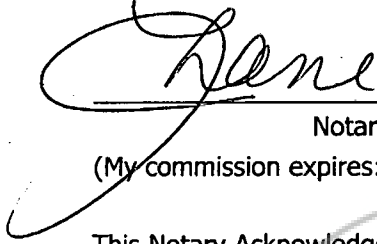
Date: 09/21/2015



Raymond Sidney


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

This instrument was acknowledged before me on 10-29-2015 by **Raymond Sidney**.



Notary Public
(My commission expires: 3/16/17)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 21, 2015** under Escrow No. **143-2493071**.

 **J. LANE**
Notary Public-State of Nevada
APPT NO. 98-1380-5
My App. Expires March 16, 2017

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-411-019
- 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: \$1,925,000.00
- b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))
- c) Transfer Tax Value: \$1,925,000.00
- d) Real Property Transfer Tax Due \$7,507.50

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: *Raymond Sidney*
Signature: _____

Capacity: *Seller*
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Raymond Sidney
Address: Post Office Box 707
City: Zephyr Cove
State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

The Gus J. Stratton Living Trust
Print Name: Trust
Address: 1668 Curtiss Court
City: La Verne
State: CA Zip: 91750

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2493071 JL/JL
State: NV Zip: 89423

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