

A.P.N.: 1320-27-002-013
File No: 143-2492256 (SC)
R.P.T.T.: \$3,607.50

When Recorded Mail To: Mail Tax Statements To:
Cristi L. Cristich and John C. Milazzo
1147 San Marcos Circle
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Rudy Leroy McTee and Sharon Kaye McTee, husband and wife as joint tenants with right of survivorship

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

Cristi L. Cristich and John C. Milazzo, wife and husband as joint tenants with right of survivorship

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

PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M.;

THENCE NORTH 26°12'48" EAST 5940.28 FEET;

THENCE SOUTH 89°24'19" EAST, 961.55 FEET;

THENCE NORTH 03°37'54" WEST, 767.49 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 03°37'54" WEST, 447.01 FEET;

THENCE SOUTH 89°59'47" EAST, 1246.77 FEET TO A POINT ON THE EAST BANK OF THE ALLERMAN DIVERSION DITCH;

THENCE SOUTH 23°27'22" EAST, 210.52 FEET ALONG THE EAST BANK OF THE ALLERMAN DIVERSION DITCH;

THENCE CONTINUING SOUTH 08°38'14" EAST, 79.91 FEET;

THENCE SOUTH 17°45'53" WEST, 108.61 FEET;

THENCE SOUTH 38°46'27" WEST, 78.25 FEET;

THENCE SOUTH 54°17'36" WEST, 17.08 FEET;

THENCE DEPARTING SAID EAST BANK OF THE ALLERMAN DIVERSION DITCH NORTH 89°59'47" WEST, 1218.34 FEET TO THE POINT OF BEGINNING.

NOTE: LEGAL DESCRIPTION PREVIOUSLY CONTAINED IN BOOK 0495 AT PAGE 3952 AS DOCUMENT NO. 360930 RECORDED ON APRIL 26, 1995.

SAID PARCEL BEING FURTHER SHOWN AS PARCEL B-3 ON THAT CERTAIN RECORD OF SURVEY MAP FOR GARY A. PETERSON, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 5, 1984 IN BOOK 984 AT PAGE 217 AS DOCUMENT NO. 106222, OF OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE LAND DIVISION MAP FOR G.P. TRUCKING RECORDED MARCH 25, 1981 IN BOOK 381, PAGE 2114 AS INSTRUMENT NO. 54709 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.

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: 09/04/2015

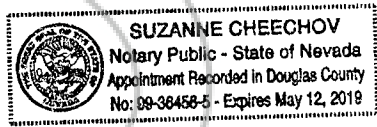
Rudy Leroy McTee
Rudy Leroy McTee

Sharon Kaye McTee
Sharon Kaye McTee

STATE OF NEVADA)
 : ss.
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on
9/21/2015 by
Rudy Leroy McTee and Sharon Kaye McTee.

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 09/16/2015 under Escrow No. 143-2492256

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-27-002-013
 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: \$925,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$925,000.00
 d) Real Property Transfer Tax Due \$3,607.50

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: *A Creech*

Capacity: *Escrow office*

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Rudy Leroy McTee and Sharon

John C. Milazzo and Cristi

Print Name: Kaye McTee

Print Name: Cristich

Address: PO Box 1753

Address: 1147 San Marcos Circle

City: Gardnerville

City: Minden

State: NV Zip: 89410

State: NV Zip: 89423

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

First American Title Insurance

Print Name: Company

File Number: 143-2492256 SC/nf

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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