

A.P.N.: 1318-15-110-010
File No: 141-2493874 (NMP)
R.P.T.T.: \$3,084.90 C

When Recorded Mail To: Mail Tax Statements To:
Brian McSweeney and Annamarie McSweeney
629 Lombardy Way
Emerald Hills, CA 94062

GRANT, BARGAIN and SALE DEED

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

The Miller Family Trust, dated May 15, 2001

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

Brian McSweeney and Annamarie McSweeney, husband and wife as community property

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

PARCEL NO. 1:

UNIT 10 AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "OFFICIAL PLAT OF PINEWILD, A CONDOMINIUM, RECORDED JUNE 26, 1973 AS DOCUMENT NO. 67150, OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

PARCEL NO. 2:

THE EXCLUSIVE RIGHT TO USE AND POSSESSION OF THOSE CERTAIN PATIO AREAS ADJACENT TO SAID UNIT DESIGNATED AS "RESTRICTED COMMON AREA" ON THE SUBDIVISION MAP REFERRED TO IN PARCEL 1 ABOVE.

PARCEL NO. 3:

AN UNDIVIDED ELEVEN AND ONE TENTHS (11.1) INTEREST AS TENANT IN COMMON IN AND TO THAT PORTION OF THE REAL PROPERTY DESCRIBED ON THE SUBDIVISION MAP REFERRED TO IN THE DESCRIPTION IN PARCEL 1 ABOVE, DEFINED IN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED ON MARCH 11, 1974, IN BOOK 374, AT PAGE 193 ET SEQ. AS LIMITED COMMON AREA AND THEREBY ALLOCATED TO THE UNIT DESCRIBED IN PARCEL 1 ABOVE, AND EXCEPTING UNTO GRANTOR NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT, ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS DEFINED AND SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

PARCEL NO. 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 1 ABOVE, FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR, OVER THE COMMON AREAS AS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION OF PARCEL 3 ABOVE.

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: 10/07/2015

APR
10 2015

The Miller Family Trust

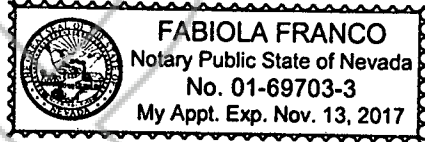
Kurt O. Winans TRUSTEE
Kurt O. Winans, Trustee

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

This instrument was acknowledged before me on November 5th, 2015 by Kurt O. Winans

[Signature]

Notary Public
(My commission expires: Nov. 13, 2017)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 07, 2015** under Escrow No. **141-2493874**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-15-110-010
 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: \$791,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$791,000.00
 d) Real Property Transfer Tax Due \$3,084.90

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)

Print Name: The Miller Family Trust
 Address: 5664 Spandrell Circle
 City: Sparks
 State: NV Zip: 89436

Print Name: Annamarie McSweeney
 Address: 629 Lombardy
 City: Emerald Hills
 State: CA Zip: 94062

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

First American Title Insurance
 Print Name: Company
 Address: P.O. Box 645
 City: Zephyr Cove

File Number: 141-2493874 NMP/NMP
 State: NV Zip: 89448

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