

A.P.N.: 1418-34-111-012  
File No: 143-2494247 (JL)  
R.P.T.T.: \$1,911.00

When Recorded Mail To: Mail Tax Statements To:  
Michael G. Doyle and Bonnie A. Doyle  
2500 Dewitt Avenue  
Clovis , CA 93612

***GRANT, BARGAIN and SALE DEED***

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

Dwight Hammack and Catherine Hammack, husband and wife as joint tenants

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

Michael G. Doyle and Bonnie A. Doyle, husband and wife

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

**ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK 4, AS SHOWN ON THE OFFICIAL MAP OF CAVE ROCK VILLAGE SUBDIVISION, RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON OCTOBER 5, 1953, AS DOCUMENT NO. 9223 FURTHER DESCRIBED AS FOLLOWS:**

**BEING THE SOUTHWEST CORNER OF FORMER LOT 1 AS SHOWN ON SAID SUBDIVISION MAP FOR CAVE ROCK VILLAGE SUBDIVISION, SAID POINT BEING MARKED BY A 5/8 INCH REBAR; THENCE SOUTH 89°46'36" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY OF LYONS AVENUE FOR 65.00 FEET TO A POINT; THENCE NORTH 0°13'24" EAST FOR 60.00 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BEDELL WAY; THENCE NORTH 89°46'36" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY OF BEDELL WAY FOR 65.00 FEET TO A POINT; SAID POINT BEING MARKED BY A 5/8 INCH REBAR AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION BETWEEN CHARLES WAY AND BEDELL WAY AND BEING THE NORTHWESTERLY CORNER OF FORMER LOT 1 AS SHOWN ON THE AFOREMENTIONED SUBDIVISION MAP; THENCE SOUTH 0°13'24" WEST 60.00 FEET TO THE POINT OF TRUE BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 21, 2004, IN BOOK 1004, PAGE 8759, AS INSTRUMENT NO. 627295.**

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: 11/09/2015

COPY

  
\_\_\_\_\_

Dwight Hammack

  
\_\_\_\_\_

Catherine Hammack

STATE OF **NEVADA** )

COUNTY OF **DOUGLAS** )

: **SS.**

This instrument was acknowledged before me on \_\_\_\_\_ b  
**Dwight Hammack and Catherine Hammack.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**November 09, 2015** under Escrow No. **143-2494247**

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Alameda

On November 13, 2015 before me, Eric Ramos, Notary Public  
(insert name and title of the officer)

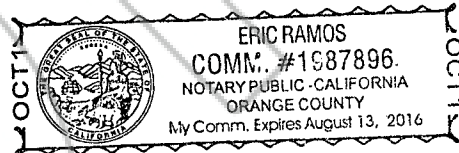
personally appeared Dwight Hammack AND Catherine Hammack  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-34-111-012 \_\_\_\_\_
- 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: \$490,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$490,000.00
- d) Real Property Transfer Tax Due \$1,911.00

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: \_\_\_\_\_

Capacity: \_\_\_\_\_

Signature: Catherine

Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Dwight Hammack and Catherine

Michael G. Doyle and

Print Name: Hammack

Print Name: Bonnie A. Doyle

Address: 2446 Teagarden Street

Address: 2500 Dewitt Avenue

City: San Leandro

City: Clovis

State: CA Zip: 94577

State: CA Zip: 93612

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

First American Title Insurance

File Number: 143-2494247 JL/JL

Print Name: Company

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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