

DOUGLAS COUNTY, NV **2015-873044**
RPTT:\$3900.00 Rec:\$16.00
\$3,916.00 Pgs=3 11/20/2015 09:40 AM
TICOR TITLE - RENO (COMMERCIAL)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Grantee:
2050 Sierra Sage Lane
Reno NV 89509

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 01504951-CD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1418-03-811-025
R.P.T.T. \$3,900.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Anne G. Ward, Trustee of the Anne G. Ward 1993 Trust

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Arne Hoel and Marie Hamway husband and wife, as Community Property With Right of Survivorship

**all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS DEED IS ALSO GIVEN TO EVIDENCE CONSUMMATION OF THAT CERTAIN RIGHT OF FIRST REFUSAL TO PURCHASE BETWEEN THE PARTIES RECORDED NOVEMBER 4, 2013 IN BOOK 1113, AT PAGE 887, AS DOCUMENT NO 833348 OFFICIAL RECORDS OF DOUGLAS COUNTY NEVADA.

**This space has been left intentionally blank
Signature and notary acknowledgement on page two.**

Signature and Notary Acknowledgment is affixed to that certain Grant Deed under Escrow No. 01504951-CD

Anne G. Ward
Anne G. Ward, Trustee of the Anne G. Ward
1993 Trust

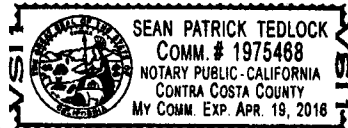
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIF.
COUNTY OF
Contra Costa

On November 17 2015 before me, Sean Patrick Tedlock, Notary Public personally appeared Anne G. Ward, 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 Sean Tedlock (Seal)



This Notary Acknowledgement is attached to that certain name of document dated date of document under escrow No. 01504951.

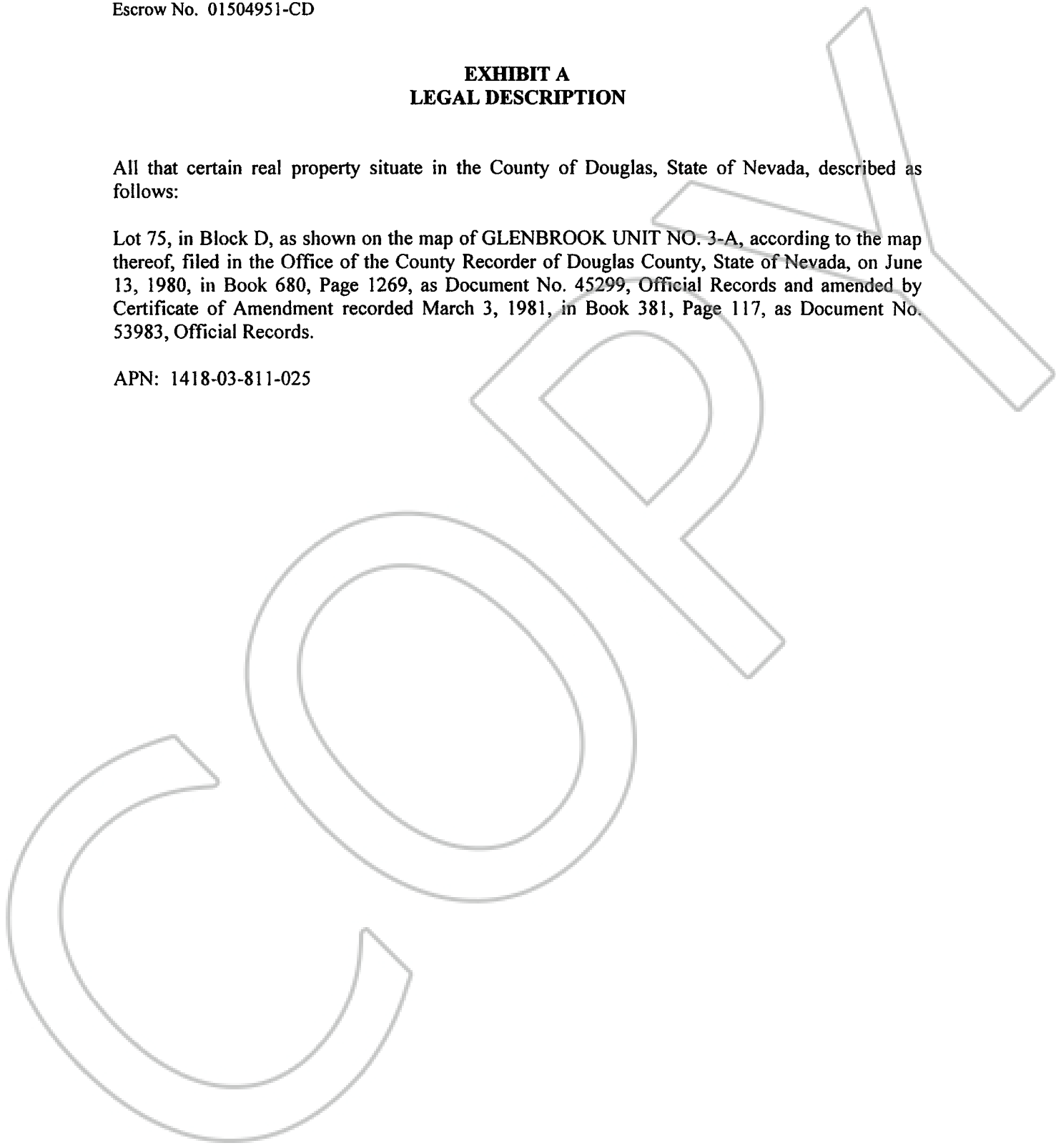
Escrow No. 01504951-CD

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 75, in Block D, as shown on the map of GLENBROOK UNIT NO. 3-A, according to the map thereof, filed in the Office of the County Recorder of Douglas County, State of Nevada, on June 13, 1980, in Book 680, Page 1269, as Document No. 45299, Official Records and amended by Certificate of Amendment recorded March 3, 1981, in Book 381, Page 117, as Document No. 53983, Official Records.

APN: 1418-03-811-025



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1418-03-811-025
- 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,000,000.00
 Transfer Tax Value \$[]
 Real Property Transfer Tax Due: \$1,000,000.00
\$3,900.00

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 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 Anne G. Ward Capacity SELLER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Anne G. Ward, Trustee of the Anne G. Ward 1993 Trust</u>	Print Name: <u>Arne Hoel and Marie Hamway</u>
Address: <u>[PO Box 1275]</u> <u>[Lafayette, CA 94549]</u>	Address: <u>[2050 Sierra Sage Lane]</u> <u>[Reno, NV 89509]</u>
City, State, Zip	City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: [Ticor Title of Nevada, Inc.] Escrow #: 1504951-CD
 Address: [5441 Kietzke Lane, Suite 100]
 City, State, Zip: [Reno, NV 89511]

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Signature [Signature] Capacity Buyer
 Signature [Signature] Capacity Buyer

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Anne G. Ward, Trustee of the Anne G. Ward 1993 Trust
 Address: [PO Box 1275]
[Lafayette, CA 94549]
 City, State, Zip

Print Name: Arne Hoel and Marie Hamway
 Address: [2050 Sierra Sage Lane]
[Reno, NV 89509]
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