

A.P.N.: 1219-25-002-015  
File No: 143-2494678 (SC)  
R.P.T.T.: \$3,705.00

When Recorded Mail To: Mail Tax Statements To:  
Allen Family Trust dated July 27, 2007  
2024 Phararote Ct  
Costa Mesa, CA 92626

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

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

Michael T. Neuens and Coletta M. Neuens, husband and wife as joint tenants

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

Jeffrey J. Allen Trustee of the Allen Family Trust, dated July 27, 2007

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

**PARCEL 2, AS SHOWN ON THE MAP OF FAYE CANYON ESTATES, ACCORDING TO THE MAP THEREOF, RECORDED JANUARY 13, 1989, BOOK 189, PAGE 1591, DOCUMENT NO. 194374, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

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: 10/27/2015

Michael T. Neuens  
Michael T. Neuens

Coletta M. Neuens  
Coletta M. Neuens

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

This instrument was acknowledged before me on 11/25/15 by **Michael T. Neuens and Coletta M. Neuens.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 27, 2015** under Escrow No. **143-2494678**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-25-002-015
- 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: \$950,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$950,000.00
- d) Real Property Transfer Tax Due \$3,705.00

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: *A. Brecher*  
 Signature: \_\_\_\_\_

Capacity: *Escrow officer*  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Michael T. Neuens and Coletta M.  
 Print Name: Neuens  
 Address: 577 Leealan DR.  
 City: Gardnerville.  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Allen Family Trust dated  
 Print Name: July 27, 2007  
 Address: 2024 Phararote Ct  
 City: Costa Mesa  
 State: CA Zip: 92626

**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: 143-2494678 SC/SC  
 State: NV Zip: 89423

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