

DOUGLAS COUNTY, NV **2015-874330**
RPTT:\$2125.50 Rec:\$15.00
\$2,140.50 Pgs=2 **12/21/2015 02:49 PM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

APN: 1219-01-000-016

RECORDING REQUESTED BY:

*First American Title
1663 US Hwy 395 #101
Minden, NV 89423*

AFTER RECORDATION, RETURN BY MAIL TO:

Kyle W. Mays and Leslie K. Mays
725 Trance Acres
Gardnerville, NV 89460

24952335C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, VALLEY VIEW RANCH, LLC, a Nevada Limited Liability Company, does hereby Grant, Bargain and Sell to KYLE W. MAYS and LESLIE K. MAYS, husband and wife as joint tenants with right of survivorship, the real property situate in the County of Douglas, State of Nevada, described as follows:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 19 EAST M.D.B. & M., THENCE PER DESCRIPTION RECORDED IN BOOK 1178, AT PAGE 284, AS DOCUMENT NO. 27035, DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE, EAST 2639.47 FEET; THENCE SOUTH 28.50 FEET; THENCE EAST, 729.73 FEET TO THE NORTHWEST CORNER OF ASSESSOR'S PARCEL NO. 19-080-03; THENCE ALONG THE WEST LINE OF SAID PARCEL, SOUTH 00°03'00" EAST, 811.26 FEET TO THE POINT OF BEGINNING; THENCE, WEST 456.45 FEET PER SAID DOCUMENT NO. 27035; THENCE SOUTH 00°03'00" EAST 839.37 FEET; THENCE SOUTH 89°57'38" EAST, 520.96 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF ASSESSOR'S PARCEL NO. 19-080-15; THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00°03'00" WEST, 839.76 FEET; THENCE WEST 64.55 FEET MORE OR LESS TO THE POINT OF BEGINNING.

NOTE: ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED OCTOBER 26, 2000, BOOK 1000, PAGE 5174, AS INSTRUMENT NO. 0502154.

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, if any.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-01-000-016
- 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: \$545,000.00
- b) Deed in Lieu of Foreclosure Only (value of _____) (\$ _____)
- c) Transfer Tax Value: \$545,000.00
- d) Real Property Transfer Tax Due \$2,125.50

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: [Signature] Capacity: Grantor

Signature: [Signature] Capacity: Grantor

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

Print Name: Valley View Ranch, LLC
 Address: Post Office Box 3346
 City: Incline Village
 State: NV Zip: 89450

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

Print Name: K. Mays and Leslie
 Address: 725 Trance Acres Lane
 City: Gardnerville
 State: NV Zip: 89460

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

First American Title Insurance
 Print Name: Company File Number: 143-2495233 SC/SC
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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