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 acrenican Title #101 1663 US HWY 395#101 Minden, N 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, busband 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.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with any and all water rights and related ditch rights, including, but not limited to:

All Grantor's right, title and interest to a portion of U.S. v. Alpine Land & Reservoir Company, in Equity No. CV-00183-LDG, Carson River Decree Claim No. 210 being appurtenant to 10.04+/water righted acres, with a priority date of 1864.

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.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Valley View Ranch, LLC, a Nevada Limited

Liability Company

STATE OF NEVADA

COUNTY OF Washer

This instrument was acknowledged before me on the _

Tenfi Lynn Nielsen.

LUCY ROMAN NOTARY PUBLIC STATE OF NEVADA Commission Expires: 10-10-19

4 day of December, 2015, by Mark R. Nielsen and

Certificate No: 08-6020-2

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) X Single Fam. Res	FOR RECORDERS OPTIONAL USE
c)	Condo/Twnhse d) 2-4 Plex	Book Page:
,		Date of Recording:
e)		
g)	Agricultural h) Mobile Home	Notes:
i)	Other	
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, Secti	on:
	b. Explain reason for exemption:	
	b. Explain reason for exemplion.	
5.	Partial Interest: Percentage being transferred:	%
•	The undersigned declares and acknowledges,	under penalty of periury, pursuant to NRS
375	5.060 and NRS 375.110, that the information	provided is correct to the best of their
info	ormation and belief, and can be supported by do	cumentation if called upon to substantiate
the	information provided herein. Furthermore, th	e parties agree that disallowance of any
clai	imed exemption, or other determination of add	itional tax due, may result in a penalty of
109	% of the tax due plus interest at 1% per month.	ditional amount awad
	ller shall be jointly and severally liable for any administrative	
	rididic.	-W - W
Sig	nature: Jerri Jynn / Illsen	Oupubly. //
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	(REQUIRED)	(REQUIRED)
0.	of Names - Valley View Bonch LLC	Kyle W. Mays and Leslie Print Name: K. Mays
	nt Name: Valley View Ranch, LLC dress: Post Office Box 3346	Address: 725 Trance Acres Lane
		City: Gardnerville
City		
	ate: NV Zip: 89450	
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)		
	First American Title Insurance	File Number: 143-2495233 SC/SC
7700	nt Name: Company	THE NUMBER. 143-2493233 30/30
	dress 1663 US Highway 395, Suite 101	State: NV Zip: 89423
CIT	y: Minden (AS A PUBLIC RECORD THIS FORM MAY	
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