

A.P.N.: 1420-08-314-036
File No: 143-2495291 (SC)
R.P.T.T.: \$1,170.00

When Recorded Mail To: Mail Tax Statements To:
Alcides Gerardo
3485 Long Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Richard H. Hall, a single adult

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

Alcides Gerardo, an unmarried man, and Christina Flammia, an unmarried woman, and Brian Reardon, an unmarried man, all as joint tenants with rights of survivorship

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

LOT 87, IN BLOCK D, AS SET FORTH ON THAT CERTAIN MAP LDA #99-054-4 SUNRIDGE HEIGHTS III, PHASE 4 A PLANNED UNIT DEVELOPMENT RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON MAY 29, 2002 IN BOOK 0502, PAGE 8960, AS DOCUMENT NO. 543297.

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: 11/10/2015

Richard H. Hall
Richard H. Hall

STATE OF)
 : ss.
COUNTY OF)

This instrument was acknowledged before me on
December 15, 2015 by
Richard H. Hall.

Matthew Peter Greenwood
Notary Public
(My commission expires: July 2, 2017)

Matthew Peter Greenwood
Notary Public
State of Colorado
Notary ID 20134040908
My Commission Expires July 2, 2017

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
12/06/2015 under Escrow No. 143-2495291

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-08-314-036
- 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'/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: \$300,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$300,000.00
- d) Real Property Transfer Tax Due \$1,170.00

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: *Richard H. Hall* Capacity: *Officer*
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Richard H. Hall
 Address: 9120 Fig St
 City: Arvada
 State: CO Zip: 80005

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Alcides Gerardo
 Address: 3485 Long Drive
 City: Minden
 State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company File Number: 143-2495291 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)