

A.P.N.: 1418-11-311-005
File No: 141-2493298 (NMP)
R.P.T.T.: \$4,192.50 C.

DOUGLAS COUNTY, NV
RPTT:\$4192.50 Rec:\$15.00
\$4,207.50 Pgs=2
2016-875475
01/19/2016 02:28 PM
FIRST AMERICANTITLE STATELINE
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
The Hart Family Trust
P.O. Box 84
Glenbrook, NV 89413

GRANT, BARGAIN and SALE DEED

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

Jon and Suzanne Edwards, Trustees of the Jon and Suzanne Edwards Family Trust

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

James H. Hart and Susan P. Hart, Trustees of The Hart Family Trust dated March 2002

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

LOT 73, IN BLOCK D, AS SHOWN ON THE MAP OF GLENBROOK UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 26, 1978 AS DOCUMENT NO. 21216 AND AS SHOWN ON THE SECOND AMENDED MAP OF GLENBROOK UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER ON JANUARY 30, 1980 IN BOOK 180, PAGE 1512 AS DOCUMENT NO. 41035.

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: 09/25/2015

The Jon and Suzanne Edwards Family Trust

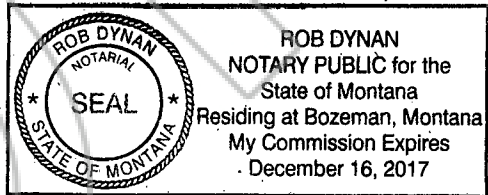
[Signature]
Jon Edwards, Trustee

[Signature]
Suzanne Edwards, Trustee

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

This instrument was acknowledged before me on December 15, 2015 by
The Jon and Suzanne Edwards Family Trust.

[Signature]
Notary Public
(My commission expires: 12-16-2017)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 25, 2015** under Escrow No. **141-2493298**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-11-311-005
- 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: \$1,075,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$1,075,000.00
- d) Real Property Transfer Tax Due \$4,192.50

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: Trustee

Signature: [Signature]

Capacity: Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

The Jon and Suzanne Edwards
Print Name: Family Trust
Address: 8430 Bridger Canyon Rd
City: Brezeman
State: MT Zip: 59715

The Hart Family Trust
Print Name: The Hart Family Trust
Address: P.O. Box 84
City: Glenbrook
State: NV Zip: 89413

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

First American Title Insurance
Print Name: Company
Address: P.O. Box 645
City: Zephyr Cove

File Number: 141-2493298 NMP/NMP
State: NV Zip: 89448

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