

A.P.N.: 1320-31-511-002

File No: 143-2496874 (JL)

R.P.T.T.: \$0.00 ~~5~~

When Recorded Mail To: Mail Tax Statements To:
Lynda Dawn McRae and William J. McRae
1681 Mackland Avenue
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Frances Hays, an unmarried woman

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

Lynda Dawn McRae, a married woman as her sole and separate property

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

LOT 2, IN BLOCK A, AS SET FORTH ON THE OFFICIAL PLAT OF MACKLAND SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER ON DECEMBER 4, 1980, IN BOOK 1280, PAGE 475 AS DOCUMENT NO. 51372, AND BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 07, 1984, BOOK 1184, PAGE 510 AS DOCUMENT NO. 109722 BOTH OF 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: 01/19/2016

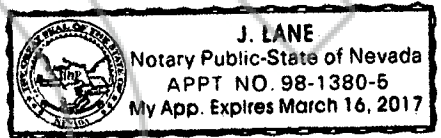
Frances Hays
Frances Hays

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

This instrument was acknowledged before me on this:
19th day of January , 2016

By: **Frances Hays**
By: *Frances Hays* Its: _____

Notary Public
(My commission expires: 03-16-2017)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-31-511-002
 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: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$Douglas

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: * 5
 b. Explain reason for exemption: Mother Coming off Title

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: Frances Hays
 Signature: _____

Capacity: Grantor
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Frances Hays
 Address: 1681 Mackland Avenue
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lynda Dawn McRae and William J. McRae
 Address: 1681 Mackland Avenue
 City: Minden
 State: NV Zip: 89423

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: 143-2496874 JL/JL
 State: NV Zip: 89423

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