

A.P.N.: 1319-30-526-004
File No: 141-2495924 (NMP)
R.P.T.T.: \$1,314.30

When Recorded Mail To: Mail Tax Statements To:
Thomas Eugene Sheahan
146 Portola Drive #301
San Francisco, Ca 94131

GRANT, BARGAIN and SALE DEED

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

David J. MacKelvie, a married man as his sole and separate property and Lynn S. MacKelvie, an unmarried woman who acquired title as David J. MacKelvie and Lynn S. MacKelvie, Trustees or their successors in trust, under the MacKelvie Living Trust, dated October 27, 2004, and any amendments thereto

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

Thomas Eugene Sheahan, Jr., a single man

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

PARCEL I:

UNIT 4 AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 37, AMENDED MAP OF TAHOE VILLAGE UNIT NO. 1, FILED FOR RECORD AUGUST 27, 1979, AS DOCUMENT NO. 36001 OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL II:

TOGETHER WITH AN UNDIVIDED 1/4TH INTEREST IN AND TO THAT PORTION DESIGNATED AS COMMON AREA AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 37, AMENDED MAP OF TAHOE VILLAGE UNIT NO. 1, FILED FOR RECORD AUGUST 27, 1979, AS DOCUMENT NO. 36001 OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF 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.

The MacKelvie Living Trust

David J. MacKelvie
David J. MacKelvie, Trustee

Lynn S. MacKelvie
Lynn S. MacKelvie, Trustee

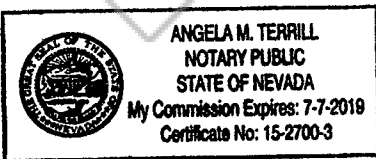
David J. MacKelvie
David J. MacKelvie

Lynn S. MacKelvie
Lynn S. MacKelvie

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

This instrument was acknowledged before me on January 20, 2016 by David J. MacKelvie

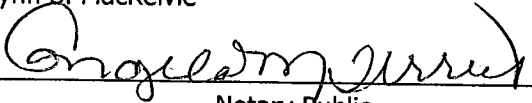
Angela M. Terrill
Notary Public
(My commission expires: 7-7-2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 23, 2015** under Escrow No. **141-2495924**.

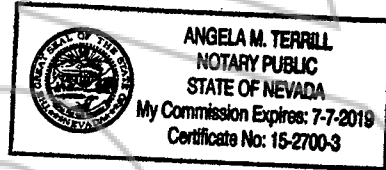
STATE OF **NEVADA**)
)
) :SS.
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on
January 22, 2016 by
Lynn S. MacKelvie



Notary Public

(My commission expires: 7/7/2019)



COPIES

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1319-30-526-004
 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: \$337,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$))
 c) Transfer Tax Value: \$337,000.00
 d) Real Property Transfer Tax Due \$1,314.30

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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: The MacKelvie Living Trust
 Address: P.O. Box 1515
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Thomas Eugene Sheahan
 Address: 146 Portola Dr. #301
 City: San Francisco
 State: CA Zip: 94131

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: 141-2495924 NMP/NMP
 State: NV Zip: 89448

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