

16

APN: 1319-03-312-003

DOUGLAS COUNTY, NV 2016-877367  
Rec:\$16.00  
Total:\$16.00 02/26/2016 02:53 PM  
BOWLER DIXON & TWITCHELL Pgs=4

**WHEN RECORDED, MAIL TO:**

Russell K. Bowler  
Bowler Dixon & Twitchell LLP  
3137 E. Warm Springs Rd., Suite 100  
Las Vegas, Nevada 89120

  
00031136201608773670040048  
KAREN ELLISON, RECORDER E07

**MAIL TAX NOTICES TO:**

Andreas W. Pribnow and  
Morilee Yahne, Trustees  
The Pribnow and Yahne Trust  
324 John Henry Dr.  
Henderson, Nevada 89014

**GRANT, BARGAIN AND SALE DEED**

THIS DEED is executed this 18<sup>th</sup> day of February, 2016, by Andreas W. Pribnow and Morilee Yahne, Husband and Wife as joint tenants, as grantors (the "Grantors"), whose address is 324 John Henry Drive, Henderson, Nevada 89014, in favor of Andreas W. Pribnow and Morilee Yahne, or their successors, as trustees of The Pribnow and Yahne Trust, under agreement dated February 18, 2016, as grantees ("Grantees") whose address is 324 John Henry Drive, Henderson, Nevada 89014.

WITNESSETH:

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby Grants, Bargains, Sells and Conveys to Grantees that certain land (the "Property") located in Douglas County, Nevada, which is more particularly described as follows:

**See legal description attached hereto as Exhibit "A"**

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; and

SUBJECT TO all existing liens, encumbrances, rights-of-way, easements, restrictions, reservations and other matters of record enforceable at law or in equity, including, without limitation, the following:

1. Taxes and assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property, or by the public records.

2. Any facts, rights, interests or claims that are not shown by the public records but that could be ascertained by an inspection of the Property or by making inquiry of persons in possession thereof.

3. Easements, claims of easement or encumbrances that are not shown by the public records.

4. Discrepancies, conflicts on boundary lines, shortages in area, encroachments or any other facts that a correct survey would disclose, and that are not shown by public records.


5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights or claims or title to water.

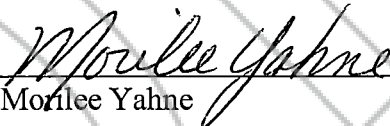
6. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Taxes for the current fiscal year.

IN WITNESS WHEREOF, Grantor has executed this Deed in favor of Grantees as of the date first set forth above.

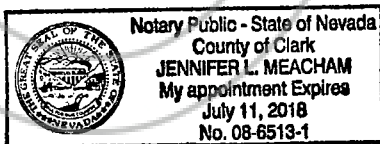
“Grantors”

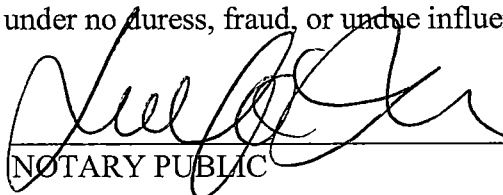
  
\_\_\_\_\_  
Andreas W. Pribnow

  
\_\_\_\_\_  
Morilee Yahne

STATE OF NEVADA            }  
  } ss.  
COUNTY OF DOUGLAS       }

On this 18<sup>th</sup> day of February, in the year 2016, before me, Jennifer L. Meacham, personally appeared Andreas W. Prinbow and Morilee Yahne, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged that he executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.



  
\_\_\_\_\_  
NOTARY PUBLIC

**EXHIBIT "A"**

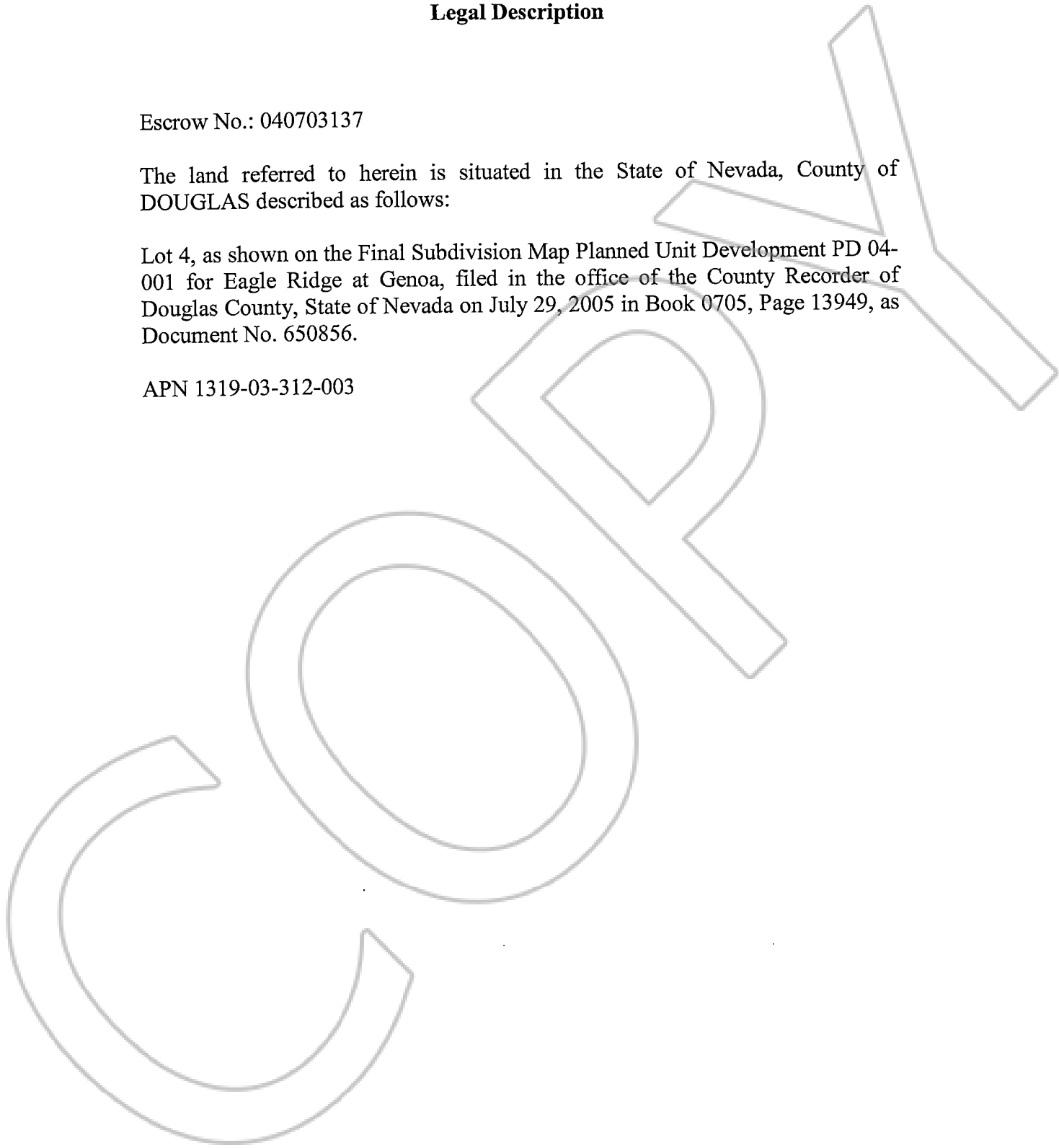
**Legal Description**

Escrow No.: 040703137

The land referred to herein is situated in the State of Nevada, County of DOUGLAS described as follows:

Lot 4, as shown on the Final Subdivision Map Planned Unit Development PD 04-001 for Eagle Ridge at Genoa, filed in the office of the County Recorder of Douglas County, State of Nevada on July 29, 2005 in Book 0705, Page 13949, as Document No. 650856.

APN 1319-03-312-003



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-03-312-003  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Book \_\_\_\_\_ Page \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: JD Trust Verified

3. a) Total Value/Sales Price of Property \$ \_\_\_\_\_ -0-  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ -0- )  
 c) Transfer Tax Value \$ \_\_\_\_\_ -0-  
 d) Real Property Transfer Tax Due \$ \_\_\_\_\_ -0-

**4. If Exemption Claimed:**

- a) Transfer Tax Exemption per NRS 375.090, Section 07  
 b) Explain reason for Exemption: Transfer to or from a trust without consideration.

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 Moulee Yahne Capacity Seller/Grantor  
 Signature Moulee Yahne Capacity Buyer/Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Andreas W. Pribnow  
 Address: 324 John Henry Dr.  
 City: Henderson  
 State: NV Zip: 89014

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: The Pribnow and Yahne Trust  
 Address: 324 John Henry Dr.  
 City: Henderson  
 State: NV Zip: 89014

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

Print name: Bowler Dixon & Twitchell LLP Escrow #: \_\_\_\_\_  
 Address: 3137 E. Warm Springs Rd., Suite 100  
 City: Las Vegas State: NV Zip: 89120

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