

DOUGLAS COUNTY, NV **2016-877382**
RPTT:\$5362.50 Rec:\$16.00
\$5,378.50 Pgs=3 02/29/2016 08:49 AM
FIRST CENTENNIAL - RENO
KAREN ELLISON, RECORDER

APN: 1318-16-810-026

Escrow No. 00216934 - 016 - 17
RPTT 5,362.50
When Recorded Return to:
Linda Lee Hoffman
5053 Crail Way
El Dorado Hills, CA 95762
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Skye Castle LLC, a Nevada limited liability company

do(es) hereby Grant, Bargain, Sell and Convey to
Linda Lee Hoffman, A married woman, as her sole and separate property

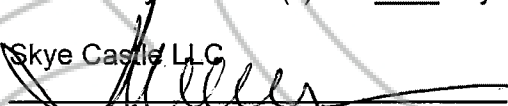
all that real property situate in the County of Douglas, State of Nevada, described as
follows:

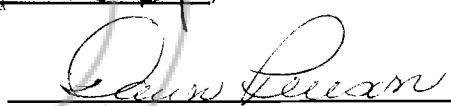
See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Witness my/our hand(s) this 23 day of FEBRUARY, 2016

Skye Castle LLC



by: James Peerson
Member


by: Dawn Peerson
Member

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 2-23-16, 2016,
by Skye Castle LLC James Peerson & Dawn Peerson


NOTARY PUBLIC


DENA REED
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2019

SPACE BELOW FOR RECORDER

Exhibit A

Parcel 1:

Those portions of Lots 54 and 55, as shown on the Official Map of the ELKS SUBDIVISION, Lake Tahoe, Nevada, filed in the Office of the Douglas County Recorder on May 4, 1927, said map was amended on January 5, 1928 and Second Amended Map on June 5, 1952, and further set forth on the Lot Line Adjustment Record of Survey for George Dupuy, filed in the Office of the County Recorder of Douglas County, Nevada on July 25, 1979, as Document No. 34802, more particularly described as follows:

Beginning at point which is the Southwest corner of Lot 54; thence South 84°42'33" East, a distance of 58.00 feet to a point; thence 14°16'16" West, a distance of 23.88 feet to a point; thence North 5°17'27" East, a distance of 12.00 feet to a point; thence North 30°30'30" West, a distance of 15.82 feet to a point; thence North 59°30'00" East, a distance of 11.40 feet to a point; thence North 5°17'27" East, a distance of 47.00 feet, more or less to a point which is the Northeast corner of Lot 54; thence South 84°42'33" West, a distance of 50.00 feet to a point; thence South 5°17'27" West, a distance of 100.00 feet to the point of beginning.

Note: the above metes and bounds description previously appeared in document recorded February 28, 2006, in Book 206, Page 9172, as Instrument No. 668834.

Parcel 2:

An easement over and across all that real property:

All that real property situate within a portion of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 16, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada, described as follows:

A portion of adjusted Lot 55 of Second Amended Elks Subdivision, as shown on that certain Record of Survey for George Dupuy, filed for record in Book 779, at Page 1442, as Document No. 34802 in the Official Records of Douglas County, Nevada, more particularly described as follows:

Commencing at the Southerly corner common to adjusted Lots 54 & 55, as shown on said Record of Survey, Document No. 34802, said point being on the Northerly right of way line of Lakeview Avenue; thence leaving said Northerly right of way line, along the lot line common to said adjusted Lots 54 and 55, the following 3 courses and distances;

North 14°16'16" West, 23.88 feet;
North 05°17'27" East, 12.00 feet;

SPACE BELOW FOR RECORDER

North 30°30'00" West, 9.39 feet to the point of beginning; thence continuing along said common lot line, the following 2 courses and distances;

North 30°30'00" West 6.43 feet;

North 59°30'00" East, 7.40 feet; thence leaving said common line, South 18°31'42" West, 9.81 feet to the point of beginning.

Note: the above metes and bounds legal description was prepared by: Turner & Associates Inc., Land Surveyor, PLS# 15225, P.O. Box 5067, Stateline, Nevada 89449 and further set forth in that certain document entitled "Easement, Grant, Bargain and Sale Deed, recorded September 1, 2006, in Book 906, Page 90, as Document No. 683522, of Official Recordsd.

SPACE BELOW FOR RECORDER

1. APN: 1318-16-810-026

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 ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$1,375,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$1,375,000.00
 Real Property Transfer Tax Due: \$ 5,362.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 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 _____	Capacity grantor
Signature <u>Linda Lee Hoffman</u>	Capacity <input checked="" type="checkbox"/> grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Skye Castle LLC	Print Name: Linda Lee Hoffman
Address: 59-229 Alapio Road	Address: 5053 Crail Way
City/State/Zip: Haleina, HI 96712	City/State/Zip: El Dorado Hills, CA 95762

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00216934-016dr
Address: 704 West Nye Lane, Suite 101 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

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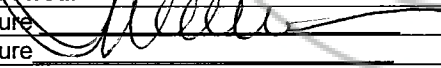
STATE OF NEVADA
DECLARATION OF VALUE

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