

A.P.N.: 1320-29-212-015
File No: 143-2498248 (SC)
R.P.T.T.: \$1,540.50

When Recorded Mail To: Mail Tax Statements To:
Richard M. Campbell and Karen J. Campbell
P.O.Box 2721
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Brian M. Axness and Samantha L. Benishek, husband and wife as joint tenants with right of survivorship

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

Richard M. Campbell and Karen J. Campbell, husband and wife as joint tenants with right of survivorship

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

PARCEL 1:

LOT 132 IN BLOCK "D", AS SET FORTH ON THE MAP OF WINHAVEN, UNIT NO. 1, A PLANNED UNIT DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JANUARY 13, 1989 AS DOCUMENT NO. 194373.

PARCEL 2:

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY FOR PUBLIC ROAD WITH INCIDENTS THERE TO OVER AND ACROSS ALL THOSE CERTAIN NAMED STREETS LYING WITHIN THE INTERIOR BOUNDARY LINES OF THE HEREIN ABOVE MENTIONED SUBDIVISION.

PARCEL 3:

TOGETHER WITH AN APPURTENANT EXCLUSIVE ROADWAY EASEMENT AS GRANTED TO WESTERN NEVADA PROPERTIES, INC., A NEVADA CORPORATION, MORE PARTICULARLY DESCRIBED AS EXHIBIT 2 "80 FOOT EASEMENT" SET FORTH IN DEED OF EASEMENT RECORDED JULY 9, 1986, IN BOOK 786, OF OFFICIAL RECORDS, AT PAGE 691, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 137313 AND RE-RECORDED JULY 10, 1986 IN BOOK 786, OF OFFICIAL RECORDS, AT PAGE 782, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 137346. SAID EASEMENT IS FURTHER IMPOSED IN DEED OF PUBLIC EASEMENT RECORDED JULY 9, 1986 IN BOOK 786, OF OFFICIAL RECORDS, AT PAGE 697, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 137314

PARCEL 4:

AND FURTHER TOGETHER WITH A NON-EXCLUSIVE PUBLIC ROADWAY EASEMENT EXECUTED BY WESTERN NEVADA PROPERTIES, INC., A NEVADA CORPORATION, AS MORE FULLY SET FORTH IN DEED OF PUBLIC EASEMENT RECORDED JULY 9, 1986 IN BOOK 786, OF OFFICIAL RECORDS, AT PAGE 684, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 137311.

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: 01/25/2016

Brian M. Axness

Brian M. Axness

*Samantha L. Benishek, by Brian M. Axness,
as her attorney in fact*

Samantha L. Benishek

STATE OF **NEVADA**)

: **ss.**

COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on
Brian M. Axness and Samantha L. Benishek.

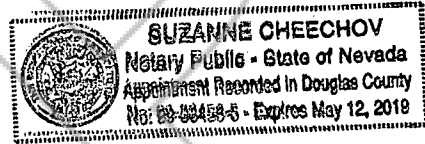
2/23/2016

by

Suzanne Cheechov

Notary Public


(My commission expires: *5/12/2019*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 25, 2016** under Escrow No. **143-2498248**.

STATE OF **NV**)
)
) :SS.
COUNTY OF **Douglas**)

On February 23, 2016, Brian M. Axness personally appeared before me, a Notary Public in and for Douglas County, NV known (or proved) to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Samanta L. Benishek and acknowledged to me that he/she subscribed his/her own name as attorney in fact.



NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-212-015
- 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: \$395,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ -0-))
- c) Transfer Tax Value: \$395,000.00
- d) Real Property Transfer Tax Due \$1,540.50

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: *A. Cheechaw*
 Signature: _____

Capacity: *Officer*
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Brian M. Axness and Samantha L. Benishek
 Address: 7505 334th Avenue SE
 City: Fall City
 State: WA Zip: 98024

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Richard M. Campbell and Karen J. Campbell
 Address: P.O.Box 2721
 City: Minden
 State: NV Zip: 89423

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

Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2498248 SC/SC
 State: NV Zip: 89423

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