

A.P.N.: 1319-19-212-038
File No: 141-2498244 (NMP)
R.P.T.T.: \$643.50

When Recorded Mail To: Mail Tax Statements To:
Christopher Alan Sims
P.O. Box 6161
Stateline, NV 89449

GRANT, BARGAIN and SALE DEED

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

Dennis Richard Sarno and Guihong Sarno, husband and wife as joint tenants with rights of survivorship

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

Christopher A. Sims, an unmarried man

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

LOT 401A, AS SHOWN ON THE SECOND AMENDED MAP OF SUMMIT VILLAGE, FILED IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA ON JANUARY 13, 1969 DOCUMENT NO. 43419.

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: 01/26/2016

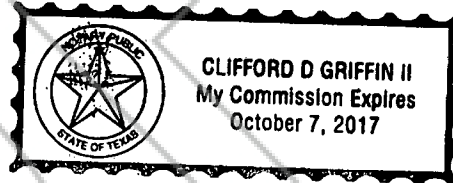
Dennis Richard Sarno
Dennis Richard Sarno

Guihong Sarno
Guihong Sarno

STATE OF ^{LA} ~~NEVADA~~ TEXAS)
COUNTY OF ^{LA} ~~DOUGLAS~~ HARRIS) : ss.

This instrument was acknowledged before me on 2/27/16 by
Dennis Richard Sarno & Guihong Sarno

Clifford D Griffin II
Notary Public
(My commission expires: 10/07/2017)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 26, 2016** under Escrow No. **141-2498244**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-212-038
- 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: \$165,000.00
- b) Deed in Lieu of Foreclosure Only (value of \$)
- c) Transfer Tax Value: \$165,000.00
- d) Real Property Transfer Tax Due \$643.50

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: _____

Capacity: Grantee

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Dennis Richard Sarno

Print Name: Christopher Alan Sims

Address: 4215 N Major Dr. #1316

Address: P.O. Box 6161

City: Beaumont

City: Stateline

State: TX Zip: 77713

State: NV Zip: 89449

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

First American Title Insurance

Print Name: Company

File Number: 141-2498244 NMP/NMP

Address P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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