

A.P.N.: 1220-16-310-087  
File No: 141-2501310 (NMP)  
R.P.T.T.: \$838.50 C

DOUGLAS COUNTY, NV  
RPTT:\$838.50 Rec:\$16.00  
\$854.50 Pgs=3  
2016-879085  
04/07/2016 01:46 PM  
FIRST AMERICANTITLE STATELINE  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Matthews Revocable Trust  
3202 March Lane  
Stockton, CA 95219

***GRANT, BARGAIN and SALE DEED***

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

Richard C. Fuller and Deborah J. Fuller, husband and wife as joint tenants

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

John Michael Matthews, Trustee of the Matthews Revocable Trust dated July 24, 2002

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

**PARCEL 1:**

**PARCEL 7 AS SHOWN ON THE FINAL MAP # PD 04-003 FOR SEQUOIA VILLAGE PLANNED DEVELOPMENT RECORDED MARCH 16, 2006, IN BOOK 0306, AT PAGE 5641, AS DOCUMENT NO. 669980 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**

**AN EASEMENT FOR OPEN SPACE, PUBLIC UTILITY, DRAINAGE AND ACCESS OVER PARCEL B, COMMON AREA, AS SHOWN ON THE FINAL MAP # PD 04-003 FOR SEQUOIA VILLAGE PLANNED DEVELOPMENT RECORDED MARCH 16, 2006, IN BOOK 0306, AT PAGE 5641, AS DOCUMENT NO. 669980 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, 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.

*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: 03/21/2016

COPY

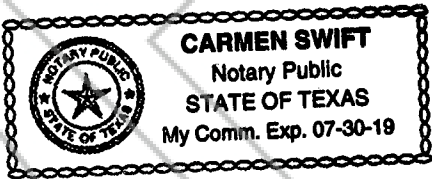
Richard C. Fuller  
Richard C. Fuller

Deborah J. Fuller  
Deborah J. Fuller

STATE OF Texas )  
~~NEVADA~~ )  
COUNTY OF Guadalupe : ss.  
~~DOUGLAS~~ )

This instrument was acknowledged before me on April 1st 2016 by **Richard C. Fuller and Deborah J. Fuller.**

Carmen Swift  
Notary Public  
(My commission expires: 7-30-19 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 21, 2016** under Escrow No. **141-2501310.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-310-087
- 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: \$215,000.00
- b) Deed in Lieu of Foreclosure Only (value of \_\_\_\_\_ (\$ \_\_\_\_\_))
- c) Transfer Tax Value: \$215,000.00
- d) Real Property Transfer Tax Due \$838.50

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: Richard C. Fuller

Capacity: Grantor

Signature: Deborah J. Fuller

Capacity: Grantor

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Richard C. Fuller and Deborah J.

Print Name: Fuller

Print Name: Matthews Revocable Trust

Address: 7637 Ramble Ridge

Address: 3202 W. March Lane #A

City: San Antonio TX 78226

City: Stockton

State: Texas Zip: 78266

State: CA Zip: 95219

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

First American Title Insurance

Print Name: Company

File Number: 141-2501310 NMP/NMP

Address P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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