

A.P.N.: 1420-07-717-023
File No: 143-2499716 (SC)
R.P.T.T.: \$807.30

When Recorded Mail To: Mail Tax Statements To:
Andrew M. Scott and Judith A. Scott
1385 Pebble Beach
South Lake Tahoe, CA 96150

GRANT, BARGAIN and SALE DEED

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

Richard B. Watkins and Judy L. Watkins, husband and wife, as joint tenants

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

Andrew M. Scott and Judith A. Scott, husband and wife as community property with rights of survivorship

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

LOT 3, IN BLOCK C, OF HIGHLAND ESTATES UNIT NO. 3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 2, 1978, AS FILE NO. 20213.

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: 02/23/2016

Richard B. Watkins
Richard B. Watkins

Judy L. Watkins
Judy L. Watkins

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 4/7/16 by
Richard B. Watkins and Judy L. Watkins.

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2019)

 **SUZANNE CHEECHOV**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 89-38458-5 - Expires May 12, 2019

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
February 23, 2016 under Escrow No. **143-2499716.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-717-023
- 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: \$206,723.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$206,723.00
- d) Real Property Transfer Tax Due \$807.30

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: [Signature] Capacity: Eoffler
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Richard B. Watkins and Judy L.
 Print Name: Watkins
 Address: 773 Safford St.
 City: Coos Bay
 State: NV Zip: 97420

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Andrew M. Scott and
 Print Name: Judith A. Scott
 Address: 1385 Pebble Beach
 City: South Lake Tahoe
 State: CA Zip: 96150

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

First American Title Insurance
 Print Name: Company File Number: 143-2499716 SC/SC
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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