

A.P.N.: 1318-23-410-021
File No: 141-2500978 (NMP)
R.P.T.T.: \$0.00 C

When Recorded Mail To: Mail Tax Statements To:
John F. Dearwester
5536 E. Galbraith Road #24
Cincinnati, OH 45236

GRANT, BARGAIN and SALE DEED

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

Daniel T. Luken, Administrator of The Estate of John M. Dearwester

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

John F. Dearwester, a widower

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

LOT 27, AS SHOWN ON THE MAP OF PONDEROSA PARK SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 25, 1970, AS DOCUMENT NO. 47249.

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: 04/05/2016

The Estate of John M. Dearwester

Daniel T. Luken
Daniel T. Luken, Administrator

4-15-16

Date

STATE OF **NEVADA**)
COUNTY OF ~~DOUGLAS~~ ^{CL}) : ss.
Carson

This instrument was acknowledged before me on 4-15-2016 by
Daniel T. Luken

Heide Lorraine Cruz
Notary Public
(My commission expires: 9-12-2016)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 05, 2016** under Escrow No. **141-2500978**.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-23-410-021
- 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: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: Transfer from Son to Father per Court Order

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]
Signature: _____

Capacity: Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

The Estate of John M.
Print Name: Dearwester
Address: 5530 E. Galbraith Rd #24
City: Cincinnati
State: OH Zip: 45236

John F. Dearwester
Print Name: John F. Dearwester
Address: 5530 E. Galbraith Rd #24
City: Cincinnati
State: OH Zip: 45236

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

First American Title Insurance
Print Name: Company
Address: P.O. Box 645
City: Zephyr Cove

File Number: 141-2500978 NMP/NMP
State: NV Zip: 89448

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