

A.P.N.: 1318-23-410-021  
File No: 141-2500978 (NMP)  
R.P.T.T.: \$300.30 C

When Recorded Mail To: Mail Tax Statements To:  
Robert Herrera and Gale Herrera  
P.O. Box 7114  
Stateline, NV 89449

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

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

John F. Dearwester, a widower

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

Robert Herrera and Gale Herrera, 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:

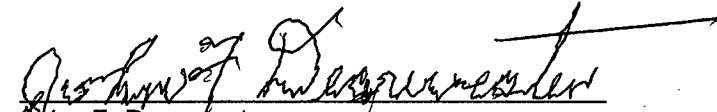
**LOT 27, AS SHOWN ON THE MAP OF PONDEROSA PARK SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 25, 1970, AS DOCUMENT NO. 47249.**

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.

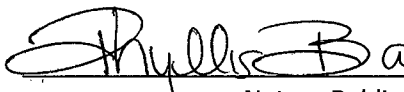
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/16/2016

  
John F. Dearwester

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

This instrument was acknowledged before me on 4-21-16 by **John F. Dearwester.**

  
Notary Public  
(My commission expires: \_\_\_\_\_)



**Phyllis Bare**  
Notary Public, State of Ohio  
My Commission Expires 10-20-2020

This Notary Acknowledgement is attached to certain Grant, Bargain Sale Deed dated **March 16, 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: \$77,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$77,000.00
- d) Real Property Transfer Tax Due \$300.30

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: John F. Dearwester  
Signature: \_\_\_\_\_

Capacity: Grantor  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: John F. Dearwester  
Address: 5536 E Galbraith Rd #24  
City: Cincinnati  
State: OH Zip: 45230

Print Name: Herrera  
Address: PO Box 17114  
City: Stardline  
State: NV Zip: 89449

**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)