

A.P.N.: 1220-16-310-084
File No: 141-2502394 (NMP)
R.P.T.T.: \$741.00 C

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

GRANT, BARGAIN and SALE DEED

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

Janet L. Eve. an unmarried woman

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 NO. 1:

PARCEL 4, AS SHOWN ON THE FINAL MAP #PD 04-003 FOR SEQUOIA VILLAGE PLANNED DEVELOPMENT, RECORDED MARCH 16, 2006 IN BOOK 306, AT PAGE 5641, AS DOCUMENT NO. 669980 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY NEVADA.

PARCEL NO. 2:

AN EASEMENT FOR OPEN SPACE, PUBLIC UTILITY, DRAINAGE AND ACCESS OVER PARCEL B, COMMON AREA, AS SHOWN ON THE FINAL MAP #9D 04-003 FOR SEQUOIA VILLAGE PLANNED DEVELOPMENT, RECORDED MARCH 16, 2006 IN BOOK 306, 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: 04/11/2016

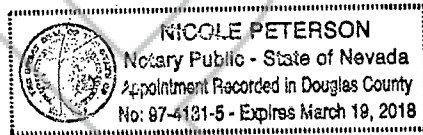
COPY

Janet L. Eve
Janet L. Eve

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

This instrument was acknowledged before me on April 25th, 2016 by Janet L. Eve
N.P.

[Signature]
Notary Public
(My commission expires: 3/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 11, 2016** under Escrow No. **141-2502394**.

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-310-084
- 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: \$189,900.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$189,900.00
- d) Real Property Transfer Tax Due \$741.00

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: Janet Eve
Signature: _____

Capacity: Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Janet L. Eve
Address: 1454 Hussman
City: Gardnerville
State: NV Zip: 89410

Print Name: Matthews Revocable Trust
Address: 3202 W. Marchlane
City: Stockton #A
State: CA Zip: 95219

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: 141-2502394 NMP/NMP
State: NV Zip: 89448

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