

A.P.N.: 1319-18-310-014
File No: 143-2500023 (SC)
R.P.T.T.: \$2,437.50

When Recorded Mail To: Mail Tax Statements To:
Steven Jaureguy and Nancy Jaureguy
1873 Alex Way
Turlock, CA 95382

GRANT, BARGAIN and SALE DEED

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

Maria Achatz ABC Services LLC, a Nevada limited liability company

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

Steven Jaureguy and Nancy Jaureguy, 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 35, AS SET FORTH OF THE AMENDED MAP OF KINGSBURY VILLAGE UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JULY 10, 1963 AS DOCUMENT NO. 22952, OFFICIAL RECORDS.

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: 02/29/2016

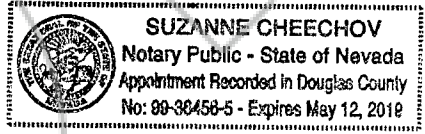
Maria Achatz ABC Services LLC, a Nevada limited liability company

By: [Signature]
Name: Maria Achatz
Title: Managing Member

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

This instrument was acknowledged before me on
4/19/2016 by
Maria Achatz

[Signature]
Notary Public
(My commission expires: 5/12/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 03/29/2016 under Escrow No. 143-2500023

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-18-310-014
- 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: \$625,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$625,000.00
- d) Real Property Transfer Tax Due \$2,437.50

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: *Maria Achatz*
Signature: _____

Capacity: *Eoffie*
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Maria Achatz ABC Services LLC
Address: 1781 Cherry Lane
City: Fallon
State: NV Zip: 89406

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steven Jaureguy and Nancy Jaureguy
Address: 1873 Alex Way
City: Turlock
State: CA Zip: 95382

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2500023 SC/SC
State: NV Zip: 89423

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