

A.P. No. 1319-30-529-003
Escrow No. 123-2502695-CHT/WM
R.P.T.T. \$1,209.00

WHEN RECORDED RETURN TO:

Matthew Stegemiller
PO Box 662
Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:

PO Box 662
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

Frank M. Cheatham Jr. and Jo Ann L. Cheatham husband and wife as joint tenants with right of survivorship and not as tenants in common as to an undivided 1/2 interest and David Wisser and Geraldine Wisser, husband and wife as joint tenants as to an undivided 1/2 interest

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

Matthew Stegemiller, a single man

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

PARCEL I:

UNIT C, TAHOE VILLAGE CONDOMINIUM 22, AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 22, TAHOE VILLAGE NO. 1, FILED FOR RECORDS NOVEMBER 12, 1974 AS DOCUMENT NO. 76341, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL II:

TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN AND TO THOSE PORTIONS DESIGNATED AS COMMON AREAS OF TAHOE VILLAGE CONDOMINIUM 22, BEING A CONDOMINIUM MAP OF LOT 22, TAHOE VILLAGE NO. 1 FILED FOR RECORDS NOVEMBER 12, 1974, AS DOCUMENT NO. 76341, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF 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: 05/03/2016

COPY

Frank M. Cheatham Jr.
Frank M. Cheatham Jr.

Jo Ann L. Cheatham
Jo Ann L. Cheatham

N/A
David Wisser

N/A
Geraldine Wisser

STATE OF TX)
: ss.

COUNTY OF Dallas

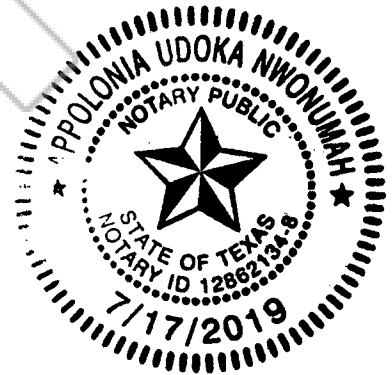
This instrument was acknowledged before me on
05/04/2016 by

Frank M. Cheatham, Jr. and Jo Ann L. Cheatham and ~~David Wisser and Geraldine Wisser.~~

Appolonia Udoka Nwonumah

Notary Public

(My commission expires: 07/17/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/03/2016 under Escrow No. 123-2502695.

A.P. No. 1319-30-529-003
Escrow No. 123-2502695-CHT/WM
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PO Box 662
Zephyr Cove, NV 89448

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This deed may be executed in one or more counterparts, each of which shall independently be deemed an original and all of which taken together shall constitute one and the same instrument.

GRANT, BARGAIN and SALE DEED

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

Frank M. Cheatham Jr. and Jo Ann L. Cheatham husband and wife as joint tenants with right of survivorship and not as tenants in common as to an undivided 1/2 interest and David Wisser and Geraldine Wisser, husband and wife as joint tenants as to an undivided 1/2 interest

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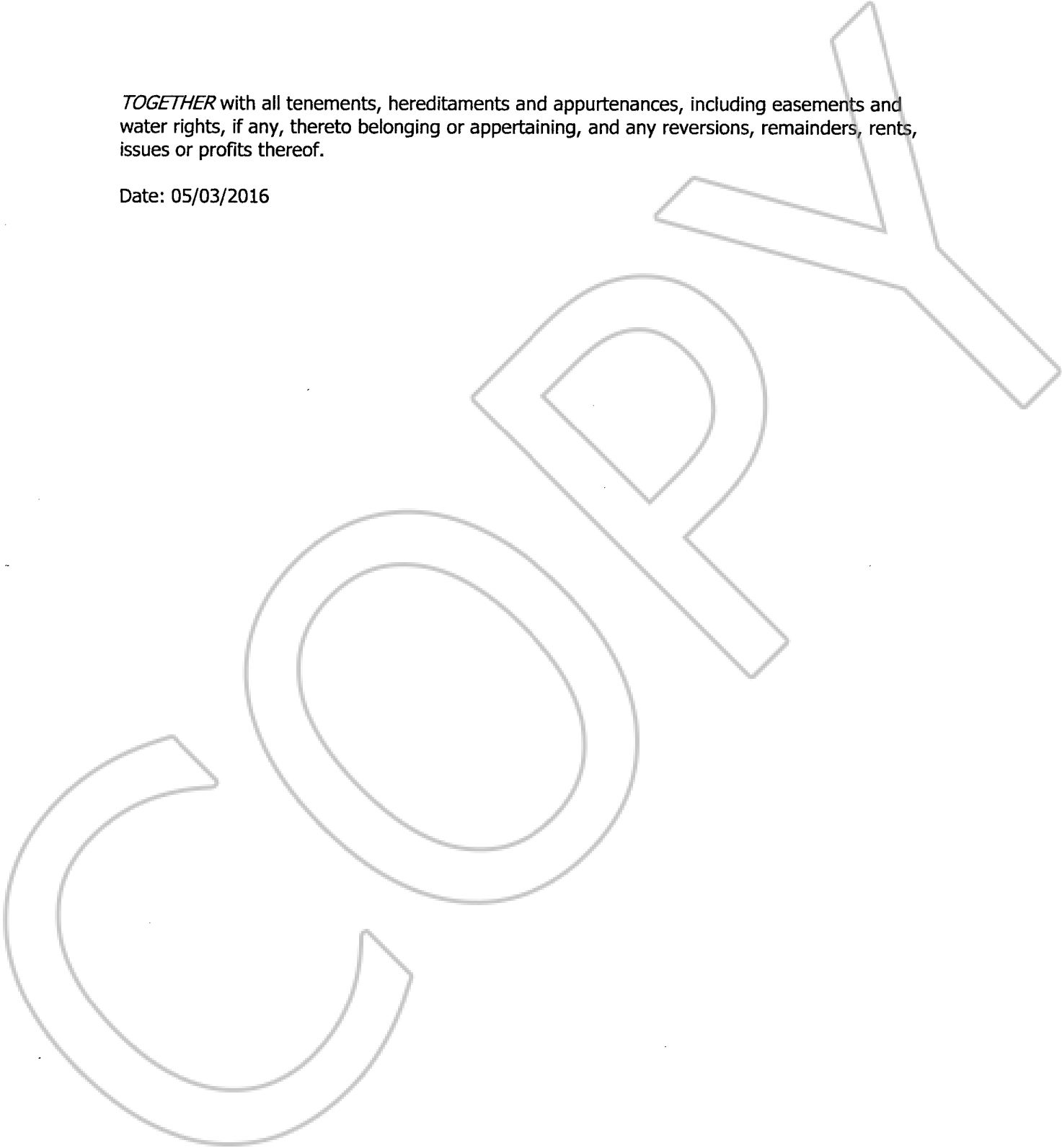
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TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/03/2016



Frank M. Cheatham Jr.

Jo Ann L. Cheatham

David Wisser

Geraldine Wisser

STATE OF **NEVADA**)
Louisiana : **SS.**
COUNTY OF **WASHOE**)
Bossier

This instrument was acknowledged before me on
May 4, 2016 by

~~Frank M. Cheatham, Jr. and Jo Ann L. Cheatham~~
and David Wisser and Geraldine Wisser.

Keith D. Cockerham, Notary Public
Bossier Parish, Louisiana
My Commission is For Life
068358

Keith D. Cockerham

Notary Public

(My commission expires: 5/2018)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
05/03/2016 under Escrow No. 123-2502695

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-529-003
- 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: \$310,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$310,000.00
- d) Real Property Transfer Tax Due \$1,209.00

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: *Sharon Gooden* Capacity: *As Agent for grantor*
 Signature: *Sharon Gooden* Capacity: *As Agent for grantor*

SELLER (GRANTOR) INFORMATION ^{*1st Am. Title*}
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Frank M. Cheatham, Jr. and Jo Ann L. Cheatham and David Wisser and Geraldine Wisser
 Address: 2405 Richview Ct
 City: Garland
 State: TX Zip: 75044

Print Name: Matthew Stegemiller
 Address: PO Box 662
 City: Zephyr Cove
 State: NV Zip: 89448

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

First American Title Insurance
 Print Name: Company
 Address: 940 Southwood Blvd #203
 City: Incline Village

File Number: 123-2502695 CHT/SG
 State: NV Zip: 89451

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