

DOUGLAS COUNTY, NV
RPTT:\$1092.00 Rec:\$15.00
\$1,107.00 Pgs=2
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

2016-880923

05/17/2016 09:43 AM

A.P. No. 1320-29-119-013
Escrow No. 143-2501422-SC
R.P.T.T. \$1,092.00

WHEN RECORDED RETURN TO:

The Felkins Family Revocable Living Trust
5313 Grouse Run Drive
Stockton, CA 95207

MAIL TAX STATEMENTS TO:

5313 Grouse Run Drive
Stockton, CA 95207

GRANT, BARGAIN and SALE DEED

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

Harold Zaroff and Barbara J. Zaroff, husband and wife as joint tenants

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

Donald R. Felkins and Sally L. Felkins, as Trustees of the Felkins Family Revocable Living Trust dated September 25, 2014

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

PARCEL I:

UNIT 377 AS SHOWN ON THE FINAL MAP NO. 1008-9 FOR WINHAVEN, UNIT NO. 9, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JULY 8, 1999, IN BOOK 799 OF OFFICIAL RECORDS AT PAGE 1253, AS DOCUMENT NO. 472099.

PARCEL II:

A NON-EXCLUSIVE EASEMENT FOR USE, ENJOYMENT, INGRESS AND EGRESS OVER THE COMMON AREA AS SET FORTH IN DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 28, 1990, IN BOOK 990, PAGE 4348, AS DOCUMENT NO. 235644, 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: 05/05/2016

Harold Zaroff
Harold Zaroff

Barbara J. Zaroff
Barbara J. Zaroff

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

This instrument was acknowledged before me on
5-16-2016 by

Harold Zaroff and Barbara J. Zaroff.

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/05/2016 under Escrow No. 143-2501422

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-29-119-013
 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'//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: \$280,000.00
 b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
 c) Transfer Tax Value: \$280,000.00
 d) Real Property Transfer Tax Due \$1,092.00

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: *A. Cheechas* Capacity: *Eoffie*
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Harold Zaroff and Barbara J.
 Print Name: Zaroff
 Address: 1022 Gleneagles Place
 City: Vista
 State: CA Zip: 92081

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 The Felkins Family
 Print Name: Revocable Living Trust
 Address: 5313 Grouse Run Drive
 City: Stockton
 State: CA Zip: 95207

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 143-2501422 SC/SC
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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