

DOUGLAS COUNTY, NV
RPTT:\$18525.00 Rec:\$22.00
\$18,547.00 Pgs=9
2016-881147
05/23/2016 01:36 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1418-27-210-029, 30, 31 & 32
File No: 143-2501042 (JL)
R.P.T.T.: \$18,525.00

When Recorded Mail To: Mail Tax Statements To:
Jay Poe and Dana Poe
30 Ocean Court
Coronado, CA 92118

This document has been signed in counterpart
and shall be considered one document:

GRANT, BARGAIN and SALE DEED

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

Whende Boroughs Trustee of The Tyrus R. Cobb Trust fbo Thomas McLaren deceased as to an undivided 12.50% interest and Leslie Cameron McLaren Trustee of The Tyrus R. Cobb Trust fbo Leslie Cameron McLaren as to an undivided 12.50% interest and Leslie Cameron McLaren Trustee of The McLaren Family Revocable Trust, dated September 17, 1999, as to an undivided 25% interest, and Mary McLaren, an unmarried woman who acquired title as a married woman as to an undivided 25% interest and Leslie McLaren Co-Administrator of the Estate of Thomas McLaren deceased as to an undivided 25% interest

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

Jay Poe and Dana Poe, 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 C OF SUBDIVISION NO. 1, CAVEROCK COVE, LTD. TRACT, ACCORDING TO THE OFFICIAL MAP THEREOF APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, NEVADA, ON AUGUST 5, 1936, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON THE 26 TH DAY OF SEPTEMBER, 1936.

TOGETHER WITH ALL THAT LAND LYING WESTERLY OF THE ABOVE DESCRIBED MEANDER LINE TO THE LOW WATER LINE AT ELEVATION 6,223.0 FEET, LAKE TAHOE DATUM, IN ACCORDANCE WITH NRS 321.595.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE STATE OF NEVADA BY DEED DATED JANUARY 14, 1952, AND RECORDED JANUARY 18, 1952 IN BOOK A-1 DEEDS, PAGE 79, DOUGLAS COUNTY, NEVADA 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: 04/26/2016

COPY

The Tyrus R. Cobb Trust fbo Thomas McLaren

WR

Whende Boroughs , Successor Trustee

* SEE ATTACHED CERTIFICATE

The Tyrus R. Cobb Trust fbo Leslie Cameron McLaren

Leslie Cameron McLaren , Trustee

The McLaren Family Revocable Trust

Leslie Cameron McLaren , Trustee

Mary McLaren

The Estate of Thomas McLaren

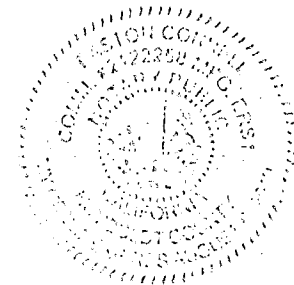
Leslie McLaren , Co-Administrator

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

This instrument was acknowledged before me on _____ by
The Tyrus R. Cobb Trust fbo Thomas McLaren.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 26, 2016** under Escrow No. **143-2501042.**



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Humboldt

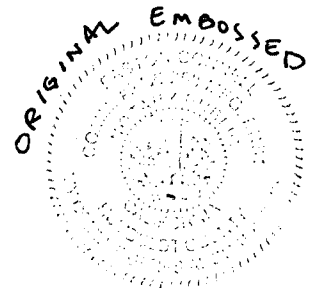
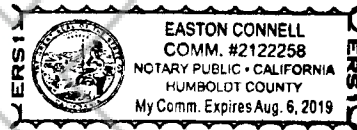
On 19 May 2016 before me, Easton Connell, Notary Public
(insert name and title of the officer)

personally appeared Whende Boroughs
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/~~they~~ executed the same in ~~his~~/~~her~~/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/~~her~~/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Easton Connell (Seal)



The Tyrus R. Cobb Trust fbo Thomas McLaren

Whende Boroughs , Successor Trustee

The Tyrus R. Cobb Trust fbo Leslie Cameron McLaren

Leslie Cameron McLaren, Trustee

Leslie Cameron McLaren , Trustee

The McLaren Family Revocable Trust

Leslie Cameron McLaren, Trustee

Leslie Cameron McLaren , Trustee

Mary McLaren

The Estate of Thomas McLaren

Leslie McLaren

Leslie McLaren , Co-Administrator

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

This instrument was acknowledged before me on _____ by
The Tyrus R. Cobb Trust fbo Thomas McLaren.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 26, 2016** under Escrow No. **143-2501042.**

See Attached Certificate

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

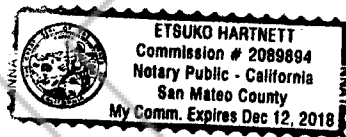
On May 17, 2016 before me, etsuko HARTNETT, Notary Public
(insert name and title of the officer)

personally appeared Leslie Cameron McLaren
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



The Tyrus R. Cobb Trust fbo Thomas McLaren

Whende Boroughs , Successor Trustee

The Tyrus R. Cobb Trust fbo Leslie Cameron McLaren

Leslie Cameron McLaren , Trustee

The McLaren Family Revocable Trust

Leslie Cameron McLaren , Trustee

Mary McLaren
Mary McLaren

The Estate of Thomas McLaren

Leslie McLaren , Co-Administrator

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

This instrument was acknowledged before me on _____ by
The Tyrus R. Cobb Trust fbo Thomas McLaren.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 26, 2016** under Escrow No. **143-2501042.**

ACKNOWLEDGMENT

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State of California

County of ALAMEDA)

On May 18, 2016 before me, DARLENE MARIE BARTOSH, Notary Public
(insert name and title of the officer)

personally appeared MARY McLAREN,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)





EXHIBIT 'A'

LOTS D, E AND F OF SUBDIVISION NO. 1, CAVEROCK COVE, LTD. TRACT, ACCORDING TO THE OFFICIAL MAP THEREOF APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, NEVADA, ON AUGUST 5, 1936, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON THE 26 TH DAY OF SEPTEMBER, 1936.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-27-210-029
- 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: \$4,750,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$4,750,000.00
- d) Real Property Transfer Tax Due \$18,525.00

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: Wesley Cameron McLaren Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 The Tyrus R. Cobb Trust fbo
 Print Name: Thomas McLaren
 Address: C/O Wendy Boroughs PO Box 180
 City: Trinidad
 State: CA Zip: 95570

(REQUIRED)
 Jay D. Poe and Dana A.
 Print Name: Poe
 Address: 30 Ocean Court
 City: Coronado
 State: CA Zip: 92118

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

First American Title Insurance
 Print Name: Company File Number: 143-2501042 JL/JL
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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