DOUGLAS COUNTY, NV
RPTT:$1911.00 Rec:$16.00
$1,927.00 Pgs=3
FIRST AMERICANTITLE STATELINE
KAREN ELLISON, RECORDER

2016-881149
05/23/2016 01:37 PM

A.P.N.: 1318-10-310-020
File No: 141-2504321 (NMP)
R.P.T.T.: $1,911.00 C

When Recorded Mail To: Mail Tax Statements To:
Cynthia Ann Mogus,
P.O. Box 1035
Zephyr Cove , NV 89448

GRANT, BARGAIN and SALE DEED

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

Jeffrey M. Menath, Trustee of The Jeffrey M. Menath Family Trust Executed on April 11, 2005

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

Cynthia Ann Mogus, an unmarried woman

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

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT :

TRIANGULAR LOT IN BLOCK F OF ZEPHYR COVE PROPERTY IN SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, N.D.B.&M., AS DELINEATED ON THAT CERTAIN MAP ENTITLED "AMENDED MAP OF ZEPHYR COVE PROPERTY IN SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST" WHICH WAS FILED FOR RECORD AUGUST 5, 1929 WITH JOSEPHINE L. KLOTZ, COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, AFTER BEING APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, NEVADA, ON THE SAME DAY; SAID TRIANGULAR LOT IN BLOCK F BOUNDED ON TWO SIDES BY THE OLD LINCOLN HIGHWAY AND LAKEVIEW BOULEVARD, AND ON THE WEST SIDE BY A LINE RUNNING PRACTICALLY NORTH AND SOUTH, WHICH IS A CONTINUATION OF THE LINE FORMING THE EAST BOUNDARY OF LOT 9 IN THE SAME BLOCK, THE LINE RUNNING FROM LAKEVIEW BOULEVARD TO THE OLD ROAD CALLED LINCOLN HIGHWAY, AS SHOWN ON MAP.

EXCEPTING THEREFROM BEING THAT CERTAIN LOT OR PARCEL OF LAND LYING IN A PORTION OF BLOCK "F" AS SHOWN ON THE AMENDED MAP OF ZEPHYR COVE PROPERTIES SUBDIVISION AT LAKE TAHOE, AND WHICH MAP IS MADE OF RECORD AT THE COURTHOUSE IN MINDEN, DOUGLAS COUNTY, NEVADA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

COPY

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF THE PARCEL AND ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF LAKEVIEW BOULEVARD, SAID POINT BEING FURTHER DESCRIBED AS BEARING SOUTH 50 DEG 06' EAST, A DISTANCE OF 190.70 FEET AND SOUTH 46 DEG 25' EAST, A DISTANCE OF 113.40 FEET FROM THE NORTHEAST CORNER OF LOT 14, BLOCK "F" OF SAID ZEPHYR COVE PROPERTIES SUBDIVISION; THENCE FROM THE POINT OF BEGINNING SOUTH 46 DEG 25; EAST ALONG THE SOUTHWESTERLY SIDE OF LAKEVIEW BOULEVARD A DISTANCE OF 43.80 FEET TO A POINT; THENCE SOUTH 68 DEG 44' EAST ALONG THE SOUTHERLY SIDE OF SAID BLVD. A DISTANCE OF 150.00 FEET TO A POINT AT THE INTERSECTION OF SAID LAKEVIEW BOULEVARD WITH THE NORTH SIDE OF THE OLD LINCOLN HIGHWAY; THENCE NORTH 88 DEG 27' WEST ALONG THE NORTH SIDE OF SAID LINCOLN HIGHWAY A DISTANCE OF 87.40 FEET TO A POINT; THENCE NORTH 81 DEG 08' WEST ALONG THE NORTH SIDE OF SAID LINCOLN HIGHWAY A DISTANCE OF 88.60 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE PARCEL; THENCE NORTH 2 DEG 51' EAST ALONG THE WEST SIDE OF THE PARCEL A DISTANCE OF 69.40 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS P. NELSON (AS TO AN UNDIVIDED 1/2 INTEREST) AND JON D. REESE (AS TO AN UNDIVIDED 1/2 INTEREST) BY DEED FROM DOUGLAS P. NELSON RECORDED 08/04/2005 IN DOCUMENT 0651374, IN THE DOUGLAS COUNTY, NEVADA, RECORDER'S OFFICE.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 27, 2008, IN BOOK 608, PAGE 7355, AS INSTRUMENT NO. 725937.

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: 05/12/2016

COPY

Jeffrey M. Menath, Trustee of The Jeffrey M. Menath Family Trust Executed on April 11, 2005

Jeffrey M. Menath, Trustee

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

This instrument was acknowledged before me on 5-20-16 by **Jeffrey M. Menath.**

Notary Public
(My commission expires: 11-6-2018)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/20/2016 under Escrow No. 141-2504321

MARY KELSH
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 98-49567-5 - Expires November 6, 2018

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
   a) 1318-10-310-020
   b) _____
   c) _____
   d) _____

2. Type of Property
   a) [X] 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: $490,000.00
   b) Deed in Lieu of Foreclosure Only (value of ($ _____))
   c) Transfer Tax Value: $490,000.00
   d) Real Property Transfer Tax Due $1,911.00

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: _____ Capacity: Grantor
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	**BUYER (GRANTEE) INFORMATION (REQUIRED)**
Print Name: Jeffrey M. Menath	Print Name: Cynthia Ann Mogus,
Address: 13980 W. Saddlehouse Dr	Address: POBox 1085
City: Reno	City: Zephyr Cove
State: NV Zip: 89511	State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
First American Title Insurance
Print Name: Company File Number: 141-2504321 NMP/NMP
Address P.O. Box 645
City: Zephyr Cove State: NV Zip: 89448

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