

A.P. No. 1220-10-812-001  
Escrow No. 143-2501920-SC/VT  
R.P.T.T. \$659.10

*WHEN RECORDED RETURN TO:*

David E. Nelson and Jeanne M. Shizuru  
PO Box 723  
Gardnerville, NV 89410

*MAIL TAX STATEMENTS TO:*

PO Box 723  
Gardnerville, NV 89410

**GRANT, BARGAIN and SALE DEED**

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

Patricia D. Clark, an unmarried woman

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

David E. Nelson and Jeanne M. Shizuru, 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 1, AS SHOWN ON THE MAP OF COUNTRY CLUB TOWNHOUSES, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER ON JANUARY 9, 1974, AS DOCUMENT NO. 71059, 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.

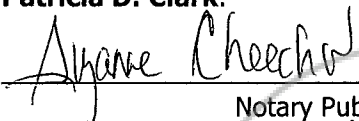
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

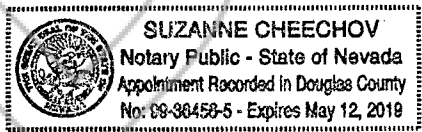
Date: 05/05/2016

  
\_\_\_\_\_  
Patricia D. Clark

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

This instrument was acknowledged before me on  
\_\_\_\_\_ 5/26/16 \_\_\_\_\_ by  
**Patricia D. Clark.**

  
\_\_\_\_\_  
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. 143-2501920

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-10-812-001
- 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: \$169,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$169,000.00
- d) Real Property Transfer Tax Due \$659.10

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: *P. Cheech*  
Signature: \_\_\_\_\_

Capacity: *Officer*  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: Patricia D. Clark  
Address: P.O. Box 1923  
City: Minden  
State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: David E. Nelson and  
Jeanne M. Shizuru  
Address: PO Box 723  
City: Gardnerville  
State: NV Zip: 89410

**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: 143-2501920 SC/SC  
State: NV Zip: 89423

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