

A.P.N.: 1318-23-213-028
File No: 141-2502212 (NMP)
R.P.T.T.: \$1,911.00 C

When Recorded Mail To: Mail Tax Statements To:
Carlson Real Estate, LLC, a Colorado Limited Liability
Company
1017 Grand Avenue Unit A
Glenwood Springs, CO 81601

GRANT, BARGAIN and SALE DEED

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

Sarah Burton, a single woman

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

Carlson Real Estate, LLC, a Colorado Limited Liability Company

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

**LOT 47A, AS SHOWN ON THE MAP OF LAKE VILLAGE, UNIT 2-D, FILE FOR RECORD IN
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA
ON JUNE 5, 1972, IN BOOK 101, PAGE 277, AS DOCUMENT NO. 59803**

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: 04/06/2016

Sarah

Sarah Burton

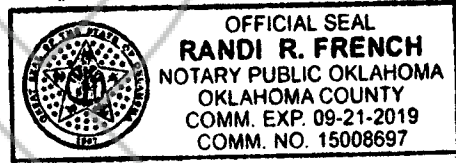
STATE OF ~~NEVADA~~ ^{Oklahoma})
: ss.
COUNTY OF ~~DOUGLAS~~ ^{Oklahoma})

This instrument was acknowledged before me on 6-1-16 by
SARAH BURTON

Randi R. French

Notary Public

(My commission expires: 9-21-2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 06, 2016** under Escrow No. **141-2502212**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-23-213-028
- 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: \$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: Sarah Burton Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sarah Burton
 Address: 1411 Sherwood Ln
 City: Nichols Hills
 State: OR Zip: 73115

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Carlson Real Estate, LLC
 Address: 1017 Grand Ave Unit A
 City: Glenwood Springs
 State: CO Zip: 81601

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

First American Title Insurance
 Print Name: Company File Number: 141-2502212 NMP/NMP
 Address: P.O. Box 645
 City: Zephyr Cove State: NV Zip: 89448

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