

A.P. No. 1220-21-710-172
Escrow No. 143-2503734-SC/
R.P.T.T. \$1,056.90

WHEN RECORDED RETURN TO:

Jess Guy Anscott, Sr.
1318 Patricia Drive
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:

1318 Patricia Drive
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Jim Mathews, a married man as his sole and separate property as to undivided 50% interest and ellbo-rest real estate LLC, a Nevada Limited Liability Company, as to undivided 50% interest as tenants in common

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

Jess Guy Anscott, Sr., an unmarried man

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

LOT 440, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 27, 1974, AS DOCUMENT NO. 72456.

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: 05/20/2016

Jim Mathews
Jim Mathews

Ellbo-Rest Real Estate LLC, a Nevada limited liability company

By: *Paul J. Ellbogen*
Name: Paul J. Ellbogen
Title: Managing Member

By: *Audrey J. Ellbogen*
Name: Audrey J. Ellbogen
Title: Managing Member

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

This instrument was acknowledged before me on 5/23/16 by
Jim Mathews and Paul J. Ellbogen and Audrey J. Ellbogen.

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 04, 2016** under Escrow No. **143-2503734**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-710-172
- 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: \$271,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$271,000.00
- d) Real Property Transfer Tax Due \$1,056.90

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. Cheechar* Capacity: *Officer*
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jim Mathews, *ELBOWREST*
 Address: 1285 Pyramid Circle
 City: South Lake Tahoe
 State: CA Zip: 96150

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jess Guy Anscott, Sr.
 Address: 1318 Patricia Drive
 City: Gardnerville
 State: NV Zip: 89460

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

First American Title Insurance
 Print Name: Company File Number: 143-2503734 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)