

A.P.N.: 1420-28-511-017
File No: 143-2503827 (SC)
R.P.T.T.: \$1,630.20

When Recorded Mail To: Mail Tax Statements To:
Jerome R. McManus and Lori A. McManus
2969 San Miguel Court
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

The Caya Family Trust dated January 25, 1993, As amended and restated June 26, 2003

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

Jerome R. McManus and Lori A. McManus, husband and wife as joint tenants with rights of survivorship

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

LOT 25, BLOCK B, AS SHOWN ON THE MAP OF MISSION HOT SPRINGS, UNIT 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 14, 1988, IN BOOK 988, PAGE 1249, AS DOCUMENT NO. 186262, AND BY CERTIFICATE OF AMENDMENT RECORDED OCTOBER 19, 1990, IN BOOK 1090, PAGE 2954, IN DOCUMENT NO. 237002, OFFICIAL 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: 05/04/2016

The Caya Family Trust dated January 25, 1993. As amended and restated June 26, 2003

Gloria Jean Caya
Gloria Jean Caya, Co-Trustee

Earl Ronald Caya
Earl Ronald Caya, Successor Co-Trustee

Tammy Dianne Lazio
Tammy Dianne Lazio, Successor Co-Trustee

STATE OF **Colorado**)
) : ss.
COUNTY OF **ADAMS**)

This instrument was acknowledged before me on JUNE 2, 2016 by **Gloria Jean Caya, Earl Ronald Caya, and Tammy Dianne Lazio.**

Julia Cicchinelli
Notary Public
(My commission expires: NOV. 14, 2017)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 04, 2016** under Escrow No. **143-2503827**.

JULIA CICCHINELLI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134073172
MY COMMISSION EXPIRES NOVEMBER 14, 2017

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-28-511-017
- 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: \$418,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$418,000.00
- d) Real Property Transfer Tax Due \$1,630.20

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. Neechu*
Signature: _____

Capacity: *Eofficer*
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Caya Family Trust
Address: 11180 Irving Dr Unit 305
City: Westminster
State: CO Zip: 80031

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jerome R. McManus and
Lori A. McManus
Address: 2969 San Miguel Court
City: Minden
State: NV Zip: 89423

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: 143-2503827 SC/SC
State: NV Zip: 89423

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