

A.P.N.: 1319-30-623-004  
File No: 141-2500345 (NMP)  
R.P.T.T.: \$

When Recorded Mail To: Mail Tax Statements To:  
Scott James Douglass  
19357 Golden Lake Court  
Bend, OR 97702

***GRANT, BARGAIN and SALE DEED***

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

Carrie McPherson Douglass, wife of Grantee

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

Scott James Douglass, a married man as his sole and separate property, who acquired title as an unmarried man

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

**PARCEL 1**

**ALL THAT PORTION OF LOT 20, AS SHOWN ON THE MAP ENTITLED "OFFICIAL AMENDED MAP OF TAHOE VILLAGE NO. 2", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 29, 1974, AS DOCUMENT NO. 72495, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEING ALL OF UNIT D IN BUILDING NO. 20, AS SHOWN ON THE MAP ENTITLED "CONDOMINIUM PLOT PLAN OF TAHOE VILLAGE CONDOMINIUM 20-II, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 10, 1976, AS DOCUMENT NO. 88833.**

**THE BOUNDARY LINES OF SAID UNIT BEING DESCRIBED IN ITEM 1 OF ARTICLE II OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 25, 1976 IN BOOK 676 OF OFFICIAL RECORDS, AT PAGE 1323, DOUGLAS COUNTY, NEVADA AND AS SHOWN ON THE THIRD AMENDED MAP OF TAHOE VILLAGE NO. 2, RECORDED AUGUST 14, 1979, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 35555.**

**PARCEL 2**

**BEING AND UNDIVIDED ONE-FOURTH INTEREST IN AND TO THE COMMON AREA OF THE CONDOMINIUM PLOT PLAN OF TAHOE VILLAGE CONDOMINIUM 20-II, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 10, 1976, AS DOCUMENT NO. 88833, AS THE COMMON AREA AS SO DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JUNE 25, 1976 IN BOOK 676 OF OFFICIAL RECORDS AT PAGE 1323, DOUGLAS COUNTY, NEVADA AND AS SHOWN ON THE THIRD AMENDED MAP OF TAHOE VILLAGE NO. 2, RECORDED AUGUST 14, 1979, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 35555.**

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: 06/08/2016

Carrie McPherson Douglass  
Carrie McPherson Douglass

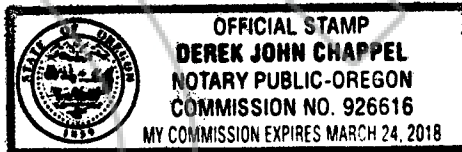
STATE OF OR )  
COUNTY OF Deschutes )  
:ss.

This instrument was acknowledged before me on this:  
22 day of June, 2016

By: Carrie McPherson Douglass

By: \_\_\_\_\_ / Its: \_\_\_\_\_  
[Signature]

Notary Public Derek John Chappel  
(My commission expires: 3/24/18)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-623-004
- 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'/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: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of \$ \_\_\_\_\_)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption:  
Transfer between spouses at No Consideration

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: Scott James Douglas Capacity: Grantee  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Carrie McPherson Douglas Print Name: Scott James Douglass  
Address: 19357 Golden Lake Ct Address: 19357 Golden Lake Court  
City: Bend City: Bend  
State: OR Zip: 97702 State: OR Zip: 97702

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

First American Title Insurance

Print Name: Company File Number: 141-2500345 NMP/NMP  
Address: P.O. Box 645  
City: Zephyr Cove State: NV Zip: 89448

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