DOUGLAS COUNTY, NV

2016-883569

RPTT:\$1595.10 Rec:\$16.00 \$1,611.10 Pgs=3

06/30/2016 10:04 AM

FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.:

1022-29-411-024

File No:

143-2505285 (JL)

R.P.T.T.:

\$1,595.10

When Recorded Mail To: Mail Tax Statements To: Robert G. Fox and Catherine Fox 1975 Beatty Street Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Richard T. Hamilton and Linda L. Hamilton, Co-Trustees of The Hamilton Family Trust Dated January 3, 1997

do(es) hereby GRANT, BARGAIN and SELL to

Robert G. Fox and Catherine Fox, 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:

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 10 NORTH, RANGE 22 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 6" DIAMETER CONCRETE MONUMENT, THE NORTHEAST CORNER OF LOT 46 AS SHOWN ON THE AMENDED MAP OF TOPAZ LODGE SUBDIVISION FILED FOR RECORD SEPTEMBER 16, 1958 IN THE OFFICE OF THE RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 13594; THENCE EAST, 59.78 FEET TO A POINT ON THE EASTERLY LINE OF BEATTY STREET, THENCE ALONG SAID EASTERLY LINE OF BEATTY STREET, SOUTH 00°03'02" WEST, 70.84 FEET TO THE POINT OF BEGINNING; THENCE EAST, 99.46 FEET; THENCE SOUTH 00°00'03" EAST, 281.39 FEET, THENCE WEST, 99.72 FEET, THENCE ALONG THE EASTERLY LINE OF BEATTY STREET, NORTH 00°03'02" EAST, 281.39 FEET TO THE POINT OF BEGINNING.

SAID PREMISES FURTHER IMPOSED AS ADJUSTED PARCEL 2 ON THE CERTAIN SURVEY MAP RECORDED JULY 27, 2000 AS DOCUMENT NO. 496460.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 26, 2013, IN BOOK 213, PAGE 7103, AS INSTRUMENT NO. 818987.

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.

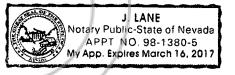
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.





The Hamilton Family Trust		Λ
Richard T. Hamilton, Co-Trustee	r- Co-Trustre	
Richard T. Hamilton, Co-Trustee Seuds & Howell	on Co-Trentee	\ \
Linda L. Hamilton , Co-Trustee	~	\ \
		$\neg 1 \mid$
STATE OF NEVADA)	7
COUNTY OF DOUGLAS	: \$\$(
This instrument was acknowledged b	pefore me on <u>4 - 24 - 2016</u>	by
The Randle Transport Report Re	perfore me on 6-24-2016 echand T. Waniston a	rnol
- June		
Notary Public (My commission expires: 3-16	- /2)	
This Notary Acknowledgement is atta	ached to that certain Grant, Bargain Sale Deed	dated June

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 01, 2016** under Escrow No. **143-2505285**.



STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)	()
a)	1022-29-411-024	\ \
p)		\ \
c) _. d)		\ \
•		_ \ \
2.	Type of Property Vacant Land b) Single Fam. Res	. FOR RECORDERS OPTIONAL USE
a)		
c)	Condo/Twnhse d) 2-4 Plex	BookPage:
e)	Apt. Bldg. f) Comm'l/Ind'i	Date of Recording:
g)	Agricultural h) Mobile Home	Notes:
i)	Other	
3.	a) Total Value/Sales Price of Property:	\$409,000.00
	b) Deed in Lieu of Foreclosure Only (value of	(_\$)
	c) Transfer Tax Value:	\$409,000.00
	d) Real Property Transfer Tax Due	\$1,595.10
4.	If Exemption Claimed:	\
	a. Transfer Tax Exemption, per 375.090, Secti	on:
	b. Explain reason for exemption:	
5.	Partial Interest: Percentage being transferred:	%
•	The undersigned declares and acknowledges,	under penalty of periury, pursuant to NRS
	5.060 and NRS 375.110, that the information	provided is correct to the best of their
	ormation and belief, and can be supported by do	
	information provided herein. Furthermore, the med exemption, or other determination of additional and additional articles.	
	6 of the tax due plus interest at 1% per month.	
	ler shall be jointly and severally liable for any add	
Sig	nature: Richard Tomutto	Capacity: Panloy
Sig	nature:	Capacity:
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	(REQUIRED)	(REQUIRED)
Prin	nt Name: The Hamilton Family Trust_	Robert G. Fox and Print Name: Catherine Fox
	Iress: 13305 arikara Dr	Address: 1975 Beatty Street
City	Poway	City: Gardnerville
Sta	00001	State: NV Zip: 89410
No.	MPANY/PERSON REQUESTING RECORDING	(required if not seller or buyer)
	First American Title Insurance	
	nt Name: Company	File Number: <u>143-2505285 JL/JL</u>
	dress 1663 US Highway 395, Suite 101	State: NV Zip:89423
City	(AS A PUBLIC RECORD THIS FORM MAY	
	VIO AT OBLIC RECORD THIS FORM MAT	DE TALOUTALD/MINORALI ILIVILID/