

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.

Date: 06/01/2016

COOPER

The Hamilton Family Trust

Richard T. Hamilton Co-Trustee  
Richard T. Hamilton , Co-Trustee


Linda L. Hamilton Co-Trustee  
Linda L. Hamilton , Co-Trustee

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

This instrument was acknowledged before me on 6-24-2016 by  
~~The Hamilton Family Trust~~ Richard T. Hamilton and  
Linda L. Hamilton

J. Lane  
Notary Public  
(My commission expires: 3-16-17)

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

 J. LANE  
Notary Public-State of Nevada  
APPT NO. 98-1380-5  
My App. Expires March 16, 2017

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-29-411-024
- 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: \$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, 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: Richard Hamilton Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: The Hamilton Family Trust  
Address: 13305 Arukana Dr  
City: Poway  
State: CA Zip: 92064

Print Name: Robert G. Fox and Catherine Fox  
Address: 1975 Beatty Street  
City: Gardnerville  
State: NV Zip: 89410

**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: 143-2505285 JL/JL  
State: NV Zip: 89423

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