

DOUGLAS COUNTY, NV

2016-883585

RPTT:\$0.00 Rec:\$21.00

\$21.00 Pgs=8

06/30/2016 12:39 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

E03

APN: 1318-23-610-047

APN: #30

APN: 2506223-JL

FOR RECORDERS USE ONLY

TITLE OF DOCUMENT Grant Bargain Sale Deed

This document is being re-recorded to correct the following items:

To correct the vesting of the grantor in that certain Deed that recorded June 30, 2016 as documents number 2016-883571

WHEN RECORDED MAIL TO:

HRP LLC,
2035 NW Vine Street
Grants Pass OR 97526

A.P.N.: 1318-23-610-047
File No: 143-2506223 (JL)
R.P.T.T.: \$3,794.70 C

When Recorded Mail To: Mail Tax Statements To:
HRP LLC
2035 NW Vine Street
Grants Pass , OR 97526

GRANT, BARGAIN and SALE DEED

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

The Alan and Ellen Jackson 2005 Family Trust, dated May 4, 2005

do(es) hereby GRANT, BARGAIN and SELL to

HRP LLC, an Oregon limited liability company

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

LOT 33, BLOCK B, OF LAKEWOOD KNOLLS ANNEX, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 12, 1959, AS DOCUMENT NO. 14378.

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: 06/17/2016

DOUGLAS COUNTY, NV **2016-883571**
RPTT:\$3794.70 Rec:\$18.00
\$3,812.70 Pgs=5 **06/30/2016 10:45 AM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1318-23-610-047
File No: 143-2506223 (JL)
R.P.T.T.: \$3,794.70 C

When Recorded Mail To: Mail Tax Statements To:
Dale Hurst
2035 NW Vine Street
Grants Pass , OR 97526

GRANT; BARGAIN and SALE DEED

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

Alan Jackson and Ellen Jackson, husband and wife as joint tenants

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

HRP LLC, an Oregon limited liability company

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

LOT 33, BLOCK B, OF LAKEWOOD KNOLLS ANNEX, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 12, 1959, AS DOCUMENT NO. 14378.

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: 06/17/2016

A.P.N.: 1318-23-610-047
File No: 143-2506223 (JL)
R.P.T.T.: \$3,794.70 C

Recorded Electronically

ID 2016-883571

County Douglas

Date 6/30/16 Time 10:45

Simplifile.com 800.460.5657

When Recorded Mail To: Mail Tax Statements To:
Dale Hurst
2035 NW Vine Street
Grants Pass , OR 97526

GRANT, BARGAIN and SALE DEED

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

Alan Jackson and Ellen Jackson, husband and wife as joint tenants

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

HRP LLC, an Oregon limited liability company

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

LOT 33, BLOCK B, OF LAKEWOOD KNOLLS ANNEX, ACCORDING TO THE MAP THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 12, 1959, AS DOCUMENT NO. 14378.

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: 06/17/2016

The Alan and Ellen Jackson 2005 Family Trust

Alan J. Jackson Trustee
Alan J. Jackson, Trustee

Ellen P. Jackson Trustee
Ellen P. Jackson, Trustee

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

This instrument was acknowledged before me on _____ by **Alan J. Jackson.**

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 17, 2016** under Escrow No. **143-2506223.**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

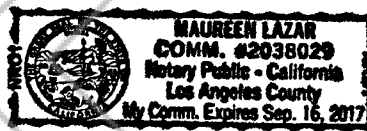
State of California
County of Los Angeles

On June 23 2016 before me, Maureen Lazar Notary Public
(insert name and title of the officer)

personally appeared Alan J. Jackson, Ellen P. Jackson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that ~~he/she~~ he/she executed the same in
~~his/her~~ his/her authorized capacity(ies), and that by ~~his/her~~ his/her signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

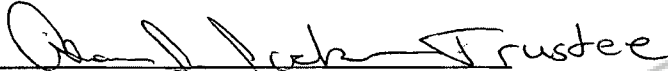


Signature Maureen Lazar (Seal)


8. The undersigned acknowledge they have read the foregoing and fully understand the legal aspects of any misrepresentation and/or untrue statements made herein, and indemnify and hold harmless "First American" against liability occasioned by reason of reliance upon the statements made herein.

*Affiants, please remember to attach copies of Leases.

The Alan and Ellen Jackson 2005 Family Trust



Alan J. Jackson, Trustee



Ellen P. Jackson, Trustee

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

This instrument was acknowledged before me on _____ by _____

Notary Public
(My commission expires: _____)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On June 23 2014 before me, Maureen Lazar Notary Public
(insert name and title of the officer)

personally appeared Alan J. Jackson Ellen P. Jackson
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Maureen Lazar (Seal)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-23-610-047
- 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: <u>SG - Prior Doc # 833571</u> | |

3. a) Total Value/Sales Price of Property: _____

b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))

c) Transfer Tax Value: _____

d) Real Property Transfer Tax Due _____

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: 3

b. Explain reason for exemption:

Re-record to correct Grantor vesting

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: [Signature]
Signature: _____

Capacity: Grantor
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Alan J. Jackson
Address: 40106 12th Street W.
City: Palmdale
State: CA Zip: 93551

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dale Hurst HRP LLC
Address: 2035 NW Vine Street
City: Grants Pass
State: OR Zip: 97526

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: 143-2506223 JL/JL
State: NV Zip: 89423

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