

A.P.N.: 1220-03-112-023
File No: 143-2502846 (SC)
R.P.T.T.: \$1,501.50

When Recorded Mail To: Mail Tax Statements To:
Ronald G. Preston and Kathy A. Preston
11640 Thoreau Circle
Anchorage, AK 99515

GRANT, BARGAIN and SALE DEED

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

Judith A. Akin and Lee S. Akin, Jr., Trustees of the Lee Stanley Akin, Jr. and Judith Anne Akin Family Trust dated August 4, 2000

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

Ronald G. Preston and Kathy A. Preston, 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:

LOT 3 OF BLOCK B, AS SHOWN ON THE MAP ENTITLED STODICK ESTATES SOUTH, PHASE 3, IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, FILED DECEMBER 22, 2005 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS DOCUMENT NO. 664013 AND AS AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED MAY 21, 2007 IN BOOK 0507, PAGE 6752, AS DOCUMENT NO. 701493 OF 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: 04/19/2016

The Lee Stanley Akin, Jr. and Judith Anne Akin Family Trust dated August 4, 2000

Lee Stanley Akin, Jr. , Trustee

Akin, Trustee Moore
Judith Anne Akin, Trustee aka Judith A. Moore

STATE OF **Nevada**)
) : **ss.**
COUNTY OF **Douglas**)

This instrument was acknowledged before me on 5/23/16 by **Lee Stanley Akin, Jr. and Judith Anne Akin aka, Judith A. Moore.**

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2019)

 **SUZANNE CHEECHOV**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 00-39458-5 - Expires May 12, 2019

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 19, 2016** under Escrow No. **143-2502846**.

The Lee Stanley Akin, Jr. and Judith Anne Akin Family Trust dated August 4, 2000

Lee Stanley Akin, Jr.
Lee Stanley Akin, Jr., Trustee

Judith Anne Akin, Trustee aka Judith A. Moore
Judith Anne Akin, Trustee aka Judith A. Moore

STATE OF **Nevada**)
) : **ss.**
COUNTY OF **Douglas**)

This instrument was acknowledged before me on 5-20-16 by **Lee Stanley Akin, Jr. and Judith Anne Akin aka, Judith A. Moore.**

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 19, 2016** under Escrow No. **143-2502846**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-03-112-023
- 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: \$385,000.00
- b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))
- c) Transfer Tax Value: \$385,000.00
- d) Real Property Transfer Tax Due \$1,501.50

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: *Lee S. Akin, Jr.* Capacity: _____
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

The Lee Stanley Akin, Jr. and
 Print Name: Judith Anne Akin Family Trust
 Address: 750 INDIAN WELLS RD
 City: BANNING
 State: CA Zip: 92220

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Ronald G. Preston and
 Print Name: Kathy A. Preston
 Address: 11640 Thoreau Circle
 City: Anchorage
 State: AK Zip: 99515

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

First American Title Insurance
 Print Name: Company File Number: 143-2502846 SC/SC
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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