

A.P.N.: 1320-29-110-029
File No: 12142-2505422 (JF)
R.P.T.T.: \$1,521.00

When Recorded Mail To: Mail Tax Statements To:
Robert A. Felix and Lorraine D. Felix
1831 Bougainvillea Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Frank E. Nair and Trudy E. Nair, Trustees of the Nair Living Trust, dated March 25, 2004

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

Robert A. Felix and Lorraine D. Felix, husband and wife

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

LOT 401, IN BLOCK A, AS SHOWN ON THE FINAL MAP NO. 1008-8 FOR WINHAVEN, UNIT NO. 8, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 11, 1997, IN BOOK 997 OF OFFICIAL RECORDS AT PAGE 2125, AS DOCUMENT NO. 421412.

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.

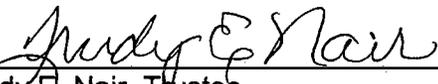
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/05/2016

Frank E. Nair and Trudy E. Nair, Trustees of
the Nair Living Trust



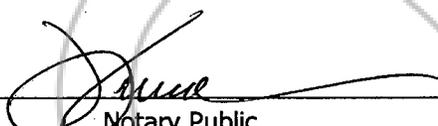
Frank E. Nair, Trustee



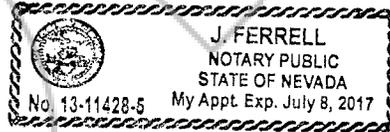
Trudy E. Nair, Trustee

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **CARSON CITY**)

This instrument was acknowledged before me on July 13, 2016 by
Frank E. Nair and Trudy E. Nair.



Notary Public
(My commission expires: 7.8.2017)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 05, 2016** under Escrow No. **12142-2505422.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-110-029
- 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: \$389,900.00
- b) Deed in Lieu of Foreclosure Only (value of \$ _____)
- c) Transfer Tax Value: \$389,900.00
- d) Real Property Transfer Tax Due \$1,521.00

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: [Signature]

Capacity: Grantor

Signature: [Signature]

Capacity: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Frank E. Nair and Trudy E. Nair,
Trustees of the Nair Living Trust,
Print Name: dated March 25, 2004
Address: 541 Shadow Mountain Trail
City: Cheyenne
State: WY Zip: 82009

Robert A. Felix and
Lorraine D. Felix
Print Name: Lorraine D. Felix
Address: 1831 Bougainvillea Drive
City: Minden
State: NV Zip: 89423

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

First American Title Insurance
Print Name: Company
Address: 300 South Curry, Suite 5
City: Carson City

File Number: 12142-2505422 JF/JF
State: NV Zip: 89703