

DOUGLAS COUNTY, NV **2016-884643**  
RPTT:\$13377.00 Rec:\$15.00  
\$13,392.00 Pgs=2 **07/20/2016 09:26 AM**  
FIRST CENTENNIAL - RENO  
KAREN ELLISON, RECORDER

APN: 1418-27-210-010

Escrow No. 00219710 - 016 - 17  
RPTT 13,377.00  
When Recorded Return to:  
**Maureen Morrison**  
**P.O. Box 253**  
**Black Diamond, WA 98010**  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
Lawrence B. Masini and Sheila V. Masini, Husband and Wife, as Joint Tenants

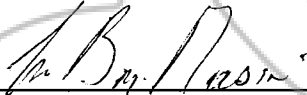
do(es) hereby Grant, Bargain, Sell and Convey to  
Maureen Morrison, Trustee of the Maureen Morrison Living Trust u/a/d 6-30-06

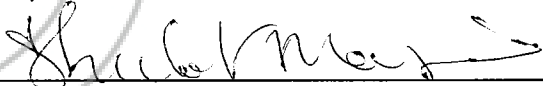
all that real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 18 day of July, 2016


  
\_\_\_\_\_  
Lawrence B. Masini

  
\_\_\_\_\_  
Sheila V. Masini

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 7-18, 2016,  
by Lawrence B. Masini and Sheila V. Masini \_\_\_\_\_.

  
\_\_\_\_\_  
NOTARY PUBLIC

 **DENA REED**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-80676-5 - Expires March 14, 2019

SPACE BELOW FOR RECORDER

Exhibit A

PARCEL NO. 1:

Lot 6, of Subdivision No. 1, Caverock Cove, Ltd., Tract, according to the Official Map thereof, approved by the Board of County Commissioners of Douglas County, Nevada, on August 5, 1936, and filed in the office of the County Recorder of Douglas County, State of Nevada, on September 26, 1936 as Document No. 3331, Official Records.

PARCEL NO. 2:

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

Bounded on the East by the West lines of Lots 6, 7 and 8 of Caverock Cove, LTD., Subdivision No. 1, and filed with the County Recorder of Douglas County, Nevada, on September 26, 1936, as Document No. 3331, Official Records and bounded on the North by the North boundary line of said Lot 6, extended Westerly to the natural low water line of Lake Tahoe and bounded on the West by the natural low water line of Lake Tahoe and bounded on the South by the South boundary line of said Lot 8, extended Westerly to the natural low water line of Lake Tahoe.

Said land being further shown on Record of Survey, recorded August 28, 1989 in Book 889, page 2917, Document No. 209569, of Official Records and as amended by certificate of amendment recorded January 10, 1995, as Document No. 354072.

EXCEPTING THEREFROM any portion of said land lying below the high water level (elevation 6,223.0') of Lake Tahoe.

NOTE: Legal description previously contained in document recorded August 23, 2012, in Book 812, page 5644, as Document No. 807893, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

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1. APN: 1418-27-210-010

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA  
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$3,430,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$3,430,000.00  
 Real Property Transfer Tax Due: \$ 13,377.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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 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 <i>[Signature]</i>	Capacity grantor
Signature	Capacity grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Lawrence B. Masini <i>and Sheila V. Masini</i>	Print Name: Maureen Morrison, trustee *
Address: P.O. Box 1518	Address: 30428 227th Place, S.E.
City/State/Zip: Yerington, NV 89447	City/State/Zip: Black Diamond, WA 98010

**COMPANY REQUESTING RECORDING**

Co. Name: First Centennial Title Company of NV	Escrow # 00219710-016DR
Address: 704 West Nye Lane, Suite 101 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

\*of the Maureen Morrison Living Trust u/a/d 6-30-06