

DOUGLAS COUNTY, NV **2016-884797**
RPTT:\$2281.50 Rec:\$15.00
\$2,296.50 Pgs=2 **07/22/2016 11:01 AM**
FIRST CENTENNIAL - RENO
KAREN ELLISON, RECORDER

APN: 1318-10-317-008

Escrow No. 00219941 - 016 - 17
RPTT 2,281.50
When Recorded Return to:
John J. Ford
P.O. Box 5548
Stateline, NV 89449
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,
Judith Ann Ellis, as Successor Trustee of the Trust B of the Ellis Family Trust,
dated November 19, 1996

do(es) hereby Grant, Bargain, Sell and Convey to
John J. Ford, an unmarried man

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.

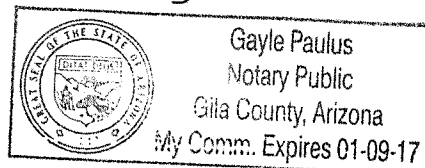
Witness my/our hand(s) this 11th day of July, 2016

Judith Ann Ellis TTE
Judith Ann Ellis, Trustee

STATE OF
COUNTY OF

This instrument was acknowledged before me on July 11, 2016,
by Judith Ann Ellis, Trustee.

Gayle Paulus
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

EXHIBIT "A"
Legal Description

All that certain real property situate in the County of Douglas, State of NEVADA, described as follows:

Lot numbered Five (5) in Block E of Zephyr Cove (sic) Property in Section 10, Township 13 North, Range 18 East, M.D.B. & M., as delineated on that certain map entitled "Amended Map of Block E of Zephyr Cove Property on Section 10, Township 13 North, Range 18 East", which has been filed for record August 5, 1935, with the Recorder of Douglas County, Nevada.

Excepting from said Lot Five in Block E that certain portion of said Lot 5 in Block E deeded by Mrs. Carrie Anderson Traner and Fred W. Traner, her husband to Not E. Stiles and Edith V. Stiles, his wife, on the 23rd day of September, 1938, said Deed being recorded in Volume V of Deeds, Page 109, Douglas County, Nevada records and said portion thereby deeded being more particularly described as follows to-wit:

Beginning at the northeast corner of Lot 5 in Block E of Zephyr Cove Properties in Section 10, Township 13 North, Range 18 East, M.D.B. & M., according to the Official Amended Map of Block E of Zephyr Cove Properties in Section 10, Township 13 North, Range 18 East, M.D.B. & M., filed in the office of the County Recorder of Douglas County, State of Nevada, on August 5, 1935; thence South 47' 34" West 188.8 feet on the north line of Lot 5; thence South 024' West 100.00 feet between Lots 5 and 6; thence north 64°51' East 106.8 feet; thence North 03°32' West 135 feet between Lots 1 and 5, Block E, to the place of beginning.

Together with a perpetual, but not exclusive easement for a walk way being 4 feet 4 inches in width along the westerly side of the northerly side of Lot 5 and 4 feet 4 inches in width along the easterly side of the northerly side of Lot 5 for the purpose of ingress and egress to and from the southerly portion of Lot 5 in said Block E.

Note: The above legal description previously appeared in Deed, recorded November 21, 2008, in Book 1108, Page 4099, as Document No. 733437, of Official Records.

APN: 1318-10-317-008

1. APN: 1318-10-317-008

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 ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$585,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$585,000.00
 Real Property Transfer Tax Due: \$ 2,281.50

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 <u>grantor</u>
Signature <i>[Signature]</i>	Capacity <u>grantee</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Judith Ann Ellis, Trustee</u>	Print Name: <u>John J. Ford</u>
Address: <u>2080 Call of the Wild</u>	Address: <u>P.O. Box 5548</u>
City/State/Zip: <u>Los Gatos, CA 95030</u>	City/State/Zip: <u>Stateline, NV 89449</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00219941-016DR</u>
Address: <u>704 West Nye Lane, Suite 101 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

**as Successor Trustee of the Trust B of the Ellis Family Trust dated Nov 19, 1996*