

A.P.N.: 1318-26-101-041
File No: 141-2505757 (NMP)
R.P.T.T.: \$2,096.25

DOUGLAS COUNTY, NV
RPTT:\$2096.25 Rec:\$16.00
\$2,112.25 Pgs=3
08/01/2016 11:46 AM
2016-885319
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
William E. Fortson and JoAnne E.S. Fortson
9016 Cabin Creek Trail
Reno, NV 89523

GRANT, BARGAIN and SALE DEED

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

Debra L.F. Tilley, an unmarried woman

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

William E. Fortson and JoAnne E.S. Fortson, 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:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SECTION LINE BETWEEN SECTIONS 23 AND 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., WHICH BEARS NORTH 89°46' WEST, A DISTANCE OF 491.40 FEET FROM THE QUARTER CORNER BETWEEN SAID SECTIONS 23 AND 26; THENCE SOUTH 00°08' WEST, A DISTANCE OF 263.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°08' WEST, A DISTANCE OF 263.57 FEET; THENCE NORTH 89°46' WEST, A DISTANCE OF 163.80 FEET; THENCE NORTH 00°08' EAST, A DISTANCE OF 263.54 FEET; THENCE SOUTH 89°46' EAST, A DISTANCE OF 163.80 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND THAT WAS CONVEYED TO D. WILBUR MORGAN, ET UX, BY DEED RECORDED MARCH 14, 1969 IN BOOK 65, PAGE 493, DOCUMENT NO. 43957, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE QUARTER CORNER COMMON TO THE SECTIONS 23 AND 26; THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 23 AND 26; NORTH 89°46' WEST, A DISTANCE OF 491.40 FEET; THENCE SOUTH 00°08' WEST, A DISTANCE OF 263.57 FEET TO A SPIKE AND TIN SET IN ASPHALT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°08' WEST, A DISTANCE OF 56.00 FEET TO A 3/4 INCH REBAR; THENCE SOUTH 67°58'22" WEST, A DISTANCE OF 176.86 FEET TO A 1/2 INCH REBAR; THENCE NORTH 00°08' EAST, A DISTANCE OF 123.00 FEET TO A 1/2 INCH REBAR; THENCE SOUTH 89°46' EAST, A DISTANCE OF 163.80 FEET TO THE POINT OF BEGINNING.

ALSO FURTHER EXCEPTING THEREFROM ALL THAT PORTION OF THE ABOVE DESCRIBED PARCEL OF LAND WHICH WAS CONVEYED TO MANUEL CISNEROS, ET UX, BY DEED RECORDED DECEMBER 16, 1969 IN BOOK 72, PAGE 145, DOCUMENT NO. 46602, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 23 AND 26; THENCE ALONG THE SECTION LINE COMMON TO SAID SECTIONS, NORTH 89°46' WEST, A DISTANCE OF 491.40 FEET; THENCE SOUTH 00°08' WEST, A DISTANCE OF 319.57 FEET TO A 3/4 INCH REBAR AND THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°08' WEST, A DISTANCE OF 103.00 FEET TO A SPIKE AND TIN SET IN ASPHALT; THENCE SOUTH 67°51' WEST, A DISTANCE OF 67.81 FEET TO A 5/8 INCH REBAR; THENCE NORTH 89°52' WEST, A DISTANCE OF 101.05 FEET TO A 5/8 INCH REBAR; THENCE NORTH 00°08' EAST, A DISTANCE OF 62.00 FEET TO A 1/2 INCH REBAR; THENCE NORTH 67°58'22" EAST, A DISTANCE OF 176.86 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 30, 2009, IN BOOK 1209, PAGE 6982, AS INSTRUMENT NO. 756400 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.

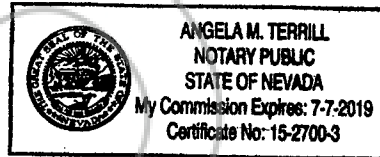
Date: 07/29/2016

Debra L.F. Tilley
Debra L.F. Tilley

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

This instrument was acknowledged before me on 7-20-2016 by **Debra L.F. Tilley.**

Angela M. Terrill
Notary Public
(My commission expires: 7-7-2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 10, 2016** under Escrow No. **141-2505757**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-26-101-041
- 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: \$537,500.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$537,500.00
- d) Real Property Transfer Tax Due \$2,096.25

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: Debra L.F. Tilley
 Signature: _____

Capacity: Grantor
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Debra L.F. Tilley
 Address: P.O. Box 11362
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: The Fortson Living Trust
 Address: 9016 Cabin Creek Trail
 City: Reno
 State: NV Zip: 89523

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

First American Title Insurance
 Print Name: Company
 Address: P.O. Box 645
 City: Zephyr Cove

File Number: 141-2505757 NMP/NMP
 State: NV Zip: 89448

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