DOUGLAS COUNTY, NV

2016-885557

RPTT:\$2410.20 Rec:\$16.00

08/05/2016 01:19 PM

\$2,426.20 Pgs=3

FIRST AMERICANTITLE STATELINE KAREN ELLISON, RECORDER

A.P.N.:

1318-23-812-017

File No:

141-2506148 (NMP)

R.P.T.T.:

\$2,410.20

When Recorded Mail To: Mail Tax Statements To: Andrew J. Nook and Margarita Garcia-Nook P.O. Box 10685 Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

Christopher E. Thorne and Kathleen J. Thorne, husband and wife, as joint tenants with right of survivorship

do(es) hereby GRANT, BARGAIN and SELL to

Andrew J. Nook and Margarita Garcia-Nook, 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:

AMENDED LOT 20, BLOCK B, AS SHOWN ON THE OFFICIAL MAP OF KINGSBURY HEIGHTS SUBDIVISION FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 5, 1959, AS DOCUMENT NO. 14738, AS SET FORTH ON MAP RECORDED NOVEMBER 7, 1978 IN BOOK 1178 OF OFFICIAL RECORDS AT PAGE 480, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 27119 AS MORE PARTICULARLY DESCRIBED BELOW:

BEGINNING AT THE NORTHEAST CORNER OF LOT 20 WHICH IN THE TRUE POINT OF BEGINNING; THENCE NORTH 89°48'36" WEST A DISTANCE OF 161.86 FEET; THENCE SOUTH 05°36'45" EAST A DISTANCE OF 50.99 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST WITH A CENTRAL ANGLE OF 05°46'47" AND RADIUS OF 425.00 FEET AN ARC LENGTH OF 42.87 FEET; THENCE SOUTH 89°48'36" EAST A DISTANCE OF 70.27 FEET; THENCE NORTH 78°10'36" EAST A DISTANCE OF 81.68 FEET THENCE NORTH 00°11'24" WEST A DISTANCE OF 76.00 FEET TO THE POINT OF BEGINNING.

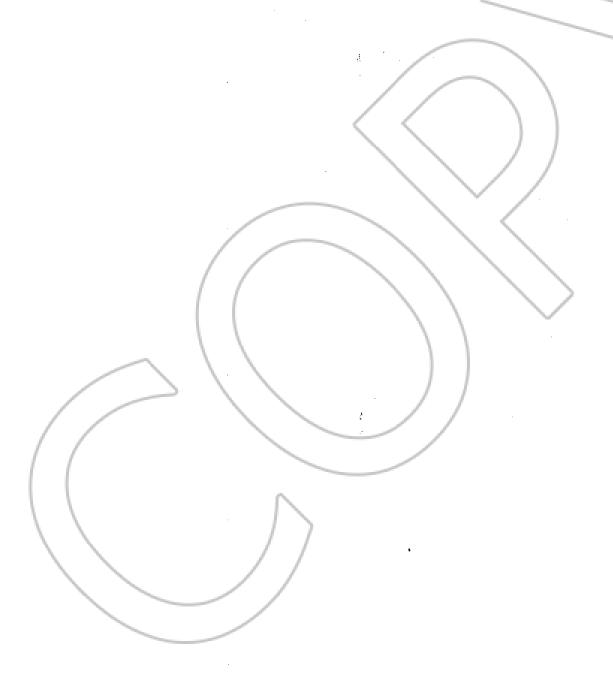
NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 05, 1991 IN BOOK 491, PAGE 764, AS **INSTRUMENT NO. 247985.**

Subject to

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: 06/17/2016



| Christopher E. Thorne |
|---|
| Christopher E. Thorne Kathleen J. Thorne |
| |
| STATE OF NEVADA Wyoming) |
| STATE OF NEVADA Wyoming) COUNTY OF DOUGLAS Teton 800) SS. |
| This instrument was acknowledged before me on |
| Shannon C. Whalen Shaum C. Whalen County of State of TETON WYOMING My Commission expires: 4-9-2018) |
| This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated June 17, 2016 under Escrow No. 141-2506148 . |

STATE OF NEVADA DECLARATION OF VALUE

| a) 1318-23-812-017 b) | 1. | Assessor Parcel Numb | per(s) | | | |
|---|------------------------------------|---|--|---|--|--|
| 2. Type of Property a) Vacant Land b) x Single Fam. Res. FOR RECORDERS OPTIONAL USE c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: Notes: i) Other S618,000.00 b) Deed in Lieu of Foreclosure Only (value of c) Transfer Tax Value: \$618,000.00 d) Real Property Transfer Tax Due \$2,410.20 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 375.000 and NRS 375.110, that 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 ignify and severally liable for any additional amount twed. Signature: | /- | 1318-23-812-017 | | | | \ \ |
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| (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED) | | | | | | |