

DOUGLAS COUNTY, NV
RPTT:\$2410.20 Rec:\$16.00
\$2,426.20 Pgs=3
FIRST AMERICAN TITLE STATELINE
KAREN ELLISON, RECORDER

2016-885557

08/05/2016 01:19 PM

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

COPY

Christopher E. Thorne
Christopher E. Thorne

Kathleen J. Thorne
Kathleen J. Thorne

STATE OF ~~NEVADA~~ Wyoming⁶⁰)
COUNTY OF ~~DOUGLAS~~ Teton⁸⁰) ss.

This instrument was acknowledged before me on July 20, 2016 by

Shannon C. Whalen / Shaun P. Whalen
Notary Public
(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**

1. Assessor Parcel Number(s)

- a) 1318-23-812-017
- 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: \$618,000.00
- 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 375.060 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: Christopher E. Thorne Capacity: Grantor
 Signature: Kathleen J. Thorne Capacity: Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Christopher E. Thorne and
 Print Name: Kathleen J. Thorne
 Address: P.O. Box 2943
 City: Stardline
 State: NV Zip: 89449

Andrew Nook and
 Print Name: Margarita Nook
 Address: P.O. Box 10685
 City: Zephyr Cove
 State: NV Zip: 89448

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: 141-2506148 NMP/NMP
 State: NV Zip: 89448

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