

A.P.N.: 1220-22-410-159
File No: 141-2506460 (NMP)
R.P.T.T.: \$844.35

DOUGLAS COUNTY, NV
RPTT:\$844.35 Rec:\$15.00
\$859.35 Pgs=2
2016-885699
08/09/2016 02:05 PM
FIRST AMERICANTITLE STATELINE
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Travis Sawin
1481 Mary Jo
Gardnerville, NV 89460-8234

GRANT, BARGAIN and SALE DEED

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

W. Charlene Kallas, Trustee of the Revocable Trust Agreement dated 1/8/82, as to an undivided 1/2 interest, and Christopher A. Kallas, a married man as his sole and separate property, as to an undivided 1/2 interest, as tenants in common

"Subject to Exception No. "

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

Travis Sawin, a single man

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

LOT 970 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974 IN BOOK 374, PAGE 676, FILE NO. 72456.

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: 06/22/2016

The Kallas Family Trust

W. Charlene Kallas

W. Charlene Kallas, Trustee

Christopher A Kallas

Christopher A. Kallas

STATE OF **NEVADA**)

: **ss.**

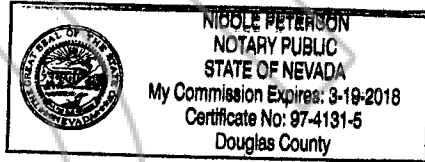
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on July 15 2016 by W. Charlene Kallas and Christopher A Kallas

[Signature]

Notary Public

(My commission expires: 3-19-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 22, 2016** under Escrow No. **141-2506460**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-22-410-159
- 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: \$216,300.00
- b) Deed in Lieu of Foreclosure Only (value of _____) (\$ _____)
- c) Transfer Tax Value: \$216,300.00
- d) Real Property Transfer Tax Due \$844.35

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: Chris Kallas Capacity: Grantor
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Kallas Family Trust
Address: 1370 Bryan Lane
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Travis Sawin
Address: 1481 Mary Jo Dr
City: Gardnerville
State: NV Zip: 89440

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

First American Title Insurance
Print Name: Company File Number: 141-2506460 NMP/NMP
Address: P.O. Box 645
City: Zephyr Cove State: NV Zip: 89448

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