

A.P.N.: 1220-01-001-035
File No: 143-2507640 (SC)
R.P.T.T.: \$3,705.00

When Recorded Mail To: Mail Tax Statements To:
Shery Ertzner-Groo and Eric C. Groo
P.O Box 110608
Campbell, CA 95011

GRANT, BARGAIN and SALE DEED

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

Joseph G. Yost III and Elizabeth A. Yost, husband and wife as joint tenants with right of survivorship

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

Shery Ertzner-Groo and Eric C. Groo, wife and husband as joint tenants with right of survivorship

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

BEING WITHIN THE NORTHEASTERLY 1/4 OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY NEVADA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL B-3 OF PARCEL MAP #2037 FOR MOLINE BUILDERS INC., A REDIVISION OF PARCEL B OF PARCEL MAP #2032 FOR MOLINE BUILDERS INC., FILED FOR RECORD MAY 15, 1997, IN BOOK 597, PAGE 2440, AS DOCUMENT NO. 412570, OF OFFICIAL RECORDS OF DOUGLAS COUNTY 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: 07/19/2016

Joseph G. Yost III

Joseph G. Yost III

Elizabeth A. Yost

Elizabeth A. Yost

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on
8-23-16 by
Joseph G. Yost, III and Elizabeth A. Yost.

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 08/03/2016 under Escrow No. 143-2507640

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-01-001-035
 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: \$949,900.00
 b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))
 c) Transfer Tax Value: \$949,900.00
 d) Real Property Transfer Tax Due \$3,705.00

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: *[Signature]*
 Signature: _____

Capacity: *Eoffier*
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Joseph G. Yost, III and Elizabeth A. Yost
 Address: 2266 Lehigh Parkway N.
 City: Allentown
 State: PA Zip: 18103

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Shery Ertzner-Groo and Eric C. Groo
 Address: P.O Box 110608
 City: Campbell
 State: CA Zip: 95011

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2507640 SC/SC
 State: NV Zip: 89423

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