

DOUGLAS COUNTY, NV **2016-889975**  
RPTT:\$1677.00 Rec:\$16.00  
\$1,693.00 Pgs=3 11/01/2016 03:39 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Five Star, INC  
**3891 Warren Way**  
**Reno, NV 89509**

MAIL TAX STATEMENTS TO:  
Five Star, INC  
**Same as above**

Escrow No. 1605886-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1318-10-417-037  
R.P.T.T. \$ 1,677.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Angelique Lamberti-Clark, Chapter 7 Trustee for the bankruptcy estate of James E. Chapon and Karen R. Chapon aka Karen R. Hannafious Bankruptcy Case No. BK-N-14-51789-BTB

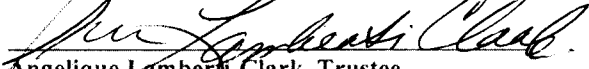
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Five Star, INC , **a nevada corporation**

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

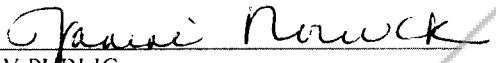
Angelique Lamberti-Clark, Chapter 7 Trustee  
for the bankruptcy estate of James E, Chapon  
and Karen R. Chapon aka Karen R. Hannafious  
Bankruptcy Case No. BK-N-14-51789-BTB

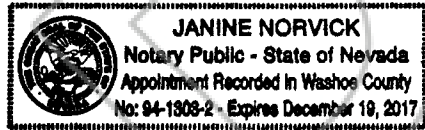
  
Angelique Lamberti-Clark, Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 10-21-16  
by Angelique Lamberti-Clark, Chapter 7 Trustee for the bankruptcy estate of James E, Chapon and Karen  
R. Chapon aka Karen R. Hannafious Bankruptcy Case No. BK-N-14-51789-BTB

  
NOTARY PUBLIC

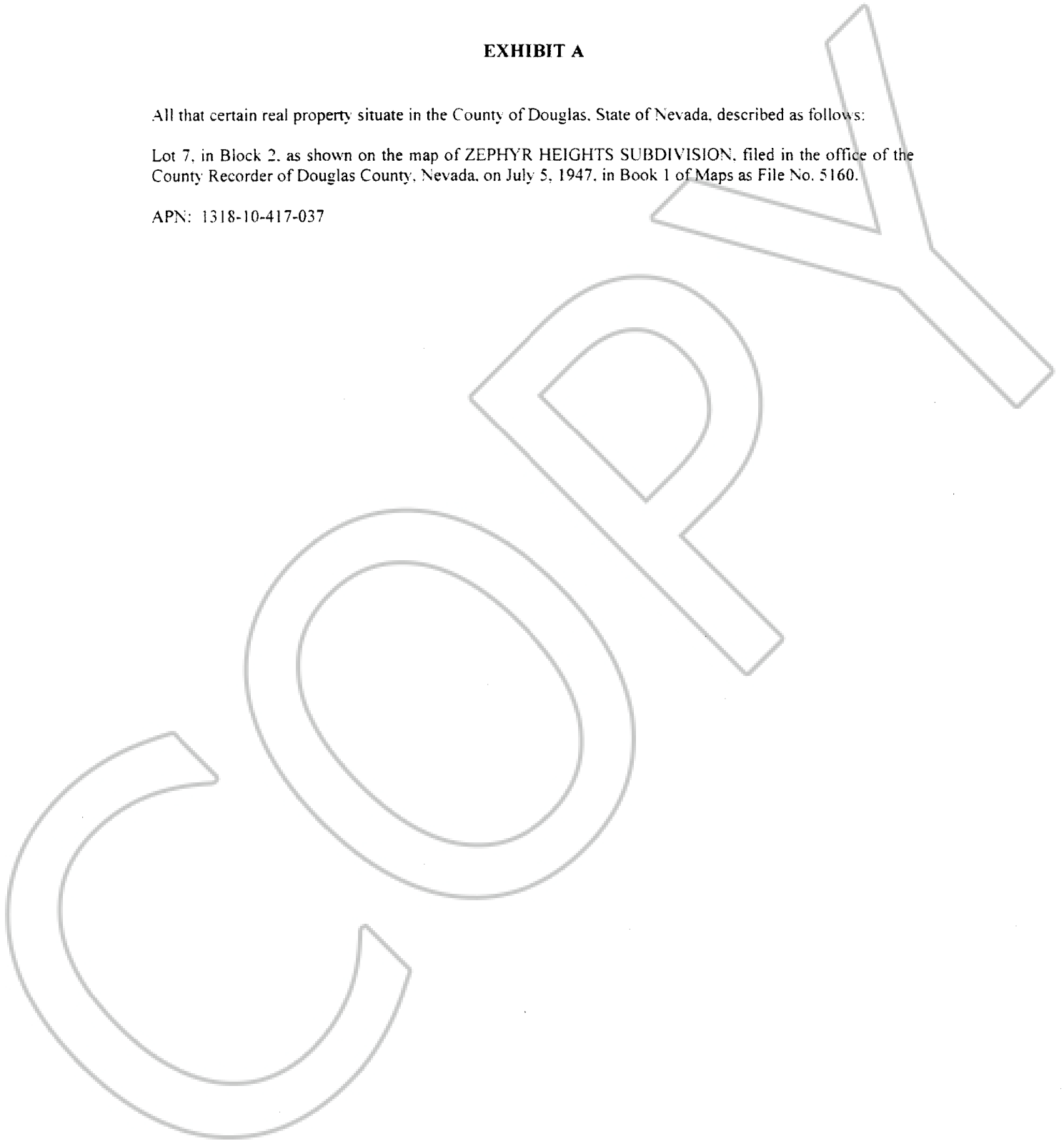


**EXHIBIT A**

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

Lot 7, in Block 2, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on July 5, 1947, in Book 1 of Maps as File No. 5160.

APN: 1318-10-417-037



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1318-10-417-037
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 430,000.00  
 Transfer Tax Value \$ 430,000.00  
 Real Property Transfer Tax Due: \$ 1677.00

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 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 \_\_\_\_\_ Capacity \_\_\_\_\_

Signature [Signature] Capacity [Signature]

**SELLER (GRANTOR)  
INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Angelique Lamberti-Clark,  
Chapter 7 Trustee for the bankruptcy  
estate of James E. Chapon and Karen R.  
Chapon aka Karen R. Hannafious  
Bankruptcy Case No. BK-N-14-51789-  
BTB

Print Name: Five Star, INC

Address: PO BOX 50026  
Sparks, NV 89435  
 City, State, Zip

Address: 3891 Warren Way  
Reno, NV 89509  
 City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1605886-RLT

Address: 1483 Highway 395 N, Suite B