

A.P.N.: 1419-26-410-006  
File No: 143-2511623 (JL)  
R.P.T.T.: \$1,977.30

When Recorded Mail To: Mail Tax Statements To:  
Lawrence E. Keyes and Monica L. Caustrita  
PO Box 1158  
Genoa , CA 89411

### **GRANT, BARGAIN and SALE DEED**

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

Linda Ann Bell, Trustees of the Bell Family Trusts dated 6/8/83

do(es) hereby GRANT, BARGAIN and SELL to

Lawrence E. Keyes and Monica L. Caustrita, 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:

**LOT 12, IN BLOCK C, OF THE FINAL SUBDIVISION MAP, A PLANNED UNIT DEVELOPMENT, PD-0016/LDA 02-008 FOR CANYON CREEK MEADOWS, PHASE 1, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON FEBRUARY 11, 2004 IN BOOK 0204, AT PAGE 4470, AS DOCUMENT NO. 604356.**

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: 10/04/2016

Linda A. Bell


Linda Ann Bell, Trustee  
Linda Ann Bell , Trustee

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 10-21-2016 by **Linda Ann Bell.**

J. Lane  
Notary Public  
(My commission expires: 3/16/17)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 04, 2016** under Escrow No. **143-2511623.**

 **J. LANE**  
Notary Public-State of Nevada  
APPT NO. 98-1380-5  
My App. Expires March 16, 2017

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1419-26-410-006  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$507,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 c) Transfer Tax Value: \$507,000.00  
 d) Real Property Transfer Tax Due \$ 1977.30

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: Linda A. Bell  
 Signature: \_\_\_\_\_

Capacity: Grantor  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Linda Ann Bell  
 Address: 3220 San Fernando  
 City: Atascadero  
 State: CA      Zip: 93422

Print Name: Lawrence E. Keyes and  
Monica L. Caustrita  
 Address: 2857 Volcan Canyon Drive Box 1158  
 City: Genoa  
 State: NV      Zip: 89411

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

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

File Number: 143-2511623 JL/ JL  
 State: NV      Zip: 89423

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