

A.P.N. 1318-24-710-014

**RECORDING REQUESTED BY**

National Closing Solutions  
1436 Industrial Way, #6  
Gardnerville, NV 89410

DOUGLAS COUNTY, NV **2016-890877**  
RPTT:\$2515.50 Rec:\$16.00  
\$2,531.50 Pgs=3 11/18/2016 11:06 AM  
STEWART TITLE LAS VEGAS WARM SPRINGS  
KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL THIS DEED  
AND, UNLESS OTHERWISE SHOWN  
BELOW, MAIL TAX STATEMENTS TO:**

Richard Wilcox and Julia Winter  
7152 Moss Tree Way  
Pleasantom, CA 94566

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law: \_\_\_\_\_ (State specific law)

\_\_\_\_\_  
Signature (Print name under signature)

\_\_\_\_\_  
Title

Order Number: P-177124

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That John E Newell, an unmarried man as to an undivided 1/2 interest and Stephen L. Newell, an unmarried man, as to an undivided 1/2 interest**

In consideration of \$645,000.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Richard Kevin Wilcox, an unmarried man, and Julia E. Winter, an unmarried woman, as joint tenants All that real property situated in the County of Douglas State of Nevada, bounded and described as follows:

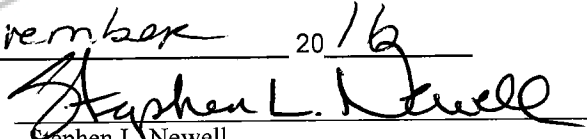
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION**

Address: 523 Laurel Lane, Stateline, NV 89449  
APN: 1318-24-710-014

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

Witness my hand this 3rd day of November 2016

  
\_\_\_\_\_  
John E. Newell

  
\_\_\_\_\_  
Stephen L. Newell  
Stephen L. Newell

**John E. Newell**

**Stephen L. Newell**

Dated: 3rd day of November, 2016

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

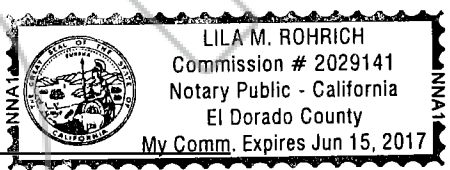
State of California )  
County of EL DORADO ) ss.

On 11-3-2016 before me, LILA M. ROHRICH, Notary Public personally appeared John E. Newell and Stephen L. Newell

, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE   
LILA M. ROHRICH



-----OPTIONAL-----

**Description of Attached Document**

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: 11-3-16 Number of Pages:

Signer(s) Other Than Named Above:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

APN: 1318-24-710-014

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Parcel 1:

That portion of Lot 28, as shown on the map of Kingsbury Highlands No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on December 26, 1961, that is described as follows:

Beginning at the most Southerly corner of Lot 28, as shown on the map of Kingsbury Highlands No. 2, filed in the office of the Recorder of Douglas County, Nevada, on December 26, 1961, said corner being also the Southwest corner of Lot 27 as shown on said map; thence North  $43^{\circ}58'38''$  East a distance of 211.54 feet along the Southeasterly line of said Lot 28 to a point on Laurel Lane; thence Northerly along Laurel Lane on a curve having a radius of 51 feet through a central angle of  $69^{\circ}30'$ : for an arc distance of 61.86 feet; thence continuing along Laurel Lane North  $19^{\circ}24'28''$  West a distance of 37.46 feet to the corner common to Lots 28 and 29; thence along the lot line common to Lots 28 and 29, South  $64^{\circ}52'46''$  West a distance of 125 feet; thence South  $8^{\circ}43'33''$  East a distance of 170.15 feet to the point of beginning.

Parcel 2:

Together with the right to use for ingress to and egress from the parcel hereinabove described, that portion of Lot 29 as shown on said map of Kingsbury Highlands No. 2, that is described as follows:

Beginning at a point on the most Northerly line of said Lot 29 that bears South  $72^{\circ}20'44''$  West a distance of 10 feet from the Northeast corner of said Lot 29; thence North  $72^{\circ}20'44''$  East a distance of 10 feet to the Northeast corner of said Lot 29; thence South  $19^{\circ}24'28''$  East along Laurel Lane a distance of 132.0 feet to the lot corner common to Lots 28 and 29; thence South  $84^{\circ}52'46''$  West a distance of 15 feet; thence Northerly to the point of beginning.

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The above description was obtained from Document No. 447389.

**State of Nevada  
Declaration of Value**

1. **Assessor Parcel Number(s)**  
 a) 1318-24-710-014  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

2. **Type of Property:**

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam. Res.
c) <input type="checkbox"/> Condo / Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm' Wind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

3. **Total Value/Sale Price of Property:**  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value per NRS 375.010, Section 2: \_\_\_\_\_  
**Real Property Transfer Tax Due:** \_\_\_\_\_

\$ 645,000.00  
 \$ \_\_\_\_\_  
 \$ 645,000.00  
 \$ 2515.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100 %

The undersigned Seller (Grantor)/Buyer (Grantee), 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 <u>[Signature]</u>	Capacity <u>Grantor</u>
Signature <u>[Signature]</u> John E. Newell	Capacity <u>Grantee</u>
Richard Kevin Wilcox	

**SELLER (GRANTOR) INFORMATION**  
 Print Name: John E. Newell  
 Address: 1600 Murray Canyon Dr. S.  
 City: Palm Springs  
 State: CA Zip: 92264

**BUYER (GRANTEE) INFORMATION**  
 Print Name: Richard Kevin Wilcox  
 Address: 7152 Moss Tree Way  
 City: Pleasanton,  
 State: CA Zip: 94566

**COMPANY/PERSON REQUESTING RECORDING**  
 Print Name: Stewart Title Company Escrow # 01415-23554  
 Address: 376 E Warm Springs Rd Ste 190  
 City: Las Vegas State: NV Zip: 89119