

DOUGLAS COUNTY, NV
RPTT:\$20865.00 Rec:\$16.00
\$20,881.00 Pgs=3 11/18/2016 02:40 PM
2016-890961
FIRST AMERICAN TITLE IV
KAREN ELLISON, RECORDER

A.P. No. 1318-15-210-008
Escrow No. 123-2512255-HK/WM
R.P.T.T. \$20,865.00

WHEN RECORDED RETURN TO:

Mark G. Egan
P.O. Box 618
Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:

P.O. Box 618
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

Mukesh A. Patel and Harsha M. Patel, Co-Trustees of the Patel Revocable Trust u/a/d
June 6, 2002

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

Mark G. Egan, a single man

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

BEING A PORTION OF "ADJUSTED 05-301-09", AS SHOWN ON THAT RECORD OF SURVEY FILED FOR RECORD ON APRIL 23, 1997, AS DOCUMENT NUMBER 411112;

BEGINNING AT THE NORTH MOST CORNER OF SAID "ADJUSTED 05-301-09";

THENCE SOUTH 29°19'53" EAST 315.10 FEET;

THENCE SOUTH 60°40'07" WEST 83.68 FEET;

THENCE SOUTH 29°19'53" EAST 137.09 FEET;

THENCE NORTH 60°40'07" EAST 83.68 FEET;

THENCE SOUTH 51°12'50" EAST 129.78 FEET;

THENCE SOUTH 36°34'11" WEST 258.16 FEET;

THENCE SOUTH 39°44'10" EAST 38.00 FEET;

THENCE NORTH 65°53'30" EAST 20.00 FEET;

THENCE SOUTH 39°44'10" EAST 21.04 FEET;

THENCE SOUTH 07°53'30" WEST 26.07 FEET;

THENCE SOUTH 39°44'10" EAST 16.00 FEET;

THENCE SOUTH 13°53'30" WEST 13.45 FEET;
THENCE SOUTH 39°44'10" EAST 54.02 FEET;
THENCE SOUTH 40°08'30" WEST 83.99 FEET;
THENCE NORTH 49°51'30" WEST 148.00 FEET;
THENCE SOUTH 54°53'26" WEST 213.26 FEET;
THENCE NORTH 47°02'16" WEST 236.89 FEET;
THENCE NORTH 24°53'45" WEST 105.71 FEET;
THENCE NORTH 24°38'40" EAST 711.76 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 30, 2010 IN BOOK 710, PAGE 6003, AS INSTRUMENT NO. 767869.

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: 10/31/2016

Mukesh A. Patel and Harsha M. Patel, Co-Trustees of the Patel Revocable Trust u/a/d June 6, 2002

Mukesh A. Patel

Mukesh A. Patel, Co-Trustee

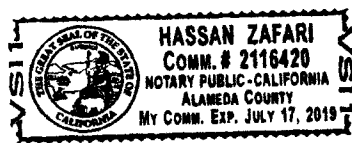
Harsha M. Patel

Harsha M. Patel, Co-Trustee

STATE OF California)
~~NEVADA~~)
COUNTY OF WASHOE Alameda) : ss.

This instrument was acknowledged before me on Nov. 14th, 2016 by **Mukesh A. Patel and Harsha M. Patel Co-Trustees.**

Hassan Zafari
Notary Public
(My commission expires: July 17, 2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 17, 2016** under Escrow No. **123-2512255.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-15-210-008 _____
- 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: \$5,350,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$5,350,000.00
- d) Real Property Transfer Tax Due \$20,865.00

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: [Signature]

Capacity: Grantor
Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Patel Revocable Trust u/a/d
Address: 221 White Oak Ct.
City: Pleasanton
State: CA Zip: 94588

Print Name: Mark G. Egan
Address: P.O. Box 618
City: Zephyr Cove
State: NV Zip: 89448

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

First American Title Insurance
Print Name: Company
Address: 940 Southwood Blvd #203
City: Incline Village

File Number: 123-2512255 HK/ mk
State: NV Zip: 89451

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

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X Signature: [Signature]
Signature: _____

Capacity: Grantee
Capacity: _____

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

Print Name: Patel Revocabale Trust u/a/d
Address: 8624 White Oak Ct.
City: Pleasanton
State: CA Zip: 94588

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

Print Name: Mark G. Egan
Address: P.O. Box 618
City: Zephyr Cove
State: NV Zip: 89448

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

Print Name: First American Title Insurance Company File Number: 123-2512255 HK/mk
Address: 940 Southwood Blvd #203
City: Incline Village State: NV Zip: 89451

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