

A.P.N.: 1420-34-102-023
File No: 143-2512862 (SC)
R.P.T.T.: \$409.50

When Recorded Mail To: Mail Tax Statements To:
The Theodore Gaines 1996 Trust, dated October 21, 1996
P.O. Box #2713
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Bette Grider, a widow

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

Theodore Gaines, as Trustee of The Theodore Gaines 1996 Trust, dated October 21, 1996

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

PARCEL 1C AS SET FORTH ON THE PARCEL MAP FOR DENNIS P. AND BETTE GRIDER, BEING A PORTION OF PARCEL 1 OF THE PARCEL MAP FOR JOHN & ZELL DICKENSON, RECORDED AS DOCUMENT NUMBER 28899, RECORDED JANUARY 11, 1979 IN BOOK 179, PAGE 37 AND RECORDED AS DOCUMENT NUMBER 697749, RECORDED MARCH 26, 2007 IN BOOK 307, PAGE 8087, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

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

Bette Grider
Bette Grider

STATE OF Nevada)
COUNTY OF Humboldt) : ss.

This instrument was acknowledged before me on November 18th, 2016 by **Bette Grider.**

Stephanie Muñoz
Notary Public
(My commission expires: 7-15-2017)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 31, 2016** under Escrow No. **143-2512862.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-34-102-023
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$105,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$105,000.00
 d) Real Property Transfer Tax Due \$409.50

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: Bette Grider
 Signature: _____

Capacity: Grantor
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bette Grider
 Address: 4015 EVELLE COURT
 City: Winnemucca
 State: NV Zip: 89445

Print Name: The Theodore Gaines 1996 Trust, dated October 21, 1996
 Address: P.O. Box #2713
 City: Gardnerville
 State: NV Zip: 89410

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: 143-2512862 SC/ SC
 State: NV Zip: 89423

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