

A.P.N.: 1318-23-210-033  
File No: 141-2513052 (NMP)  
R.P.T.T.: \$1,131.00 C

DOUGLAS COUNTY, NV  
RPTT:\$1131.00 Rec:\$15.00  
\$1,146.00 Pgs=2 11/30/2016 12:40 PM  
2016-891401  
FIRST AMERICANTITLE STATELINE  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Steven Arsenault and Deborah Arsenault  
17247 La Canada Road  
Madera, CA 93636

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

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

Brenda Donahoe, Trustee under the Donahoe Family Trust Agreement dated June 4, 1992

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

Steven Arsenault and Deborah Arsenault, husband and wife as community property with right of survivorship

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

**LOT 34, OF LAKE VILLAGE, UNIT NO. 2-A, AS SHOWN ON THE OFFICIAL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 9, 1972, AS DOCUMENT NO. 61076.**

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: 11/02/2016

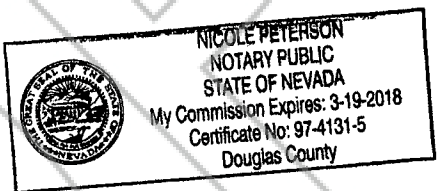
The Donahoe Family Trust Agreement

Brenda Donahoe  
Brenda Donahoe, Trustee

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

This instrument was acknowledged before me on November 28, 2016 by Brenda Donahoe

[Signature]  
Notary Public  
(My commission expires: 3/19/18 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 02, 2016** under Escrow No. **141-2513052**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-23-210-033
- 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: \$290,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$290,000.00
- d) Real Property Transfer Tax Due \$1,131.00

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: Brenda Donahoe

Capacity: Grantor

Signature: \_\_\_\_\_

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

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

**(REQUIRED)**

Print Name: The Donahoe Family Trust Agreement

Print Name: Steven Arsenault and Deborah Arsenault

Address: P.O. Box 12308

Address: 17247 LaCanada Rd

City: Zephyr Cove

City: Madera

State: NV Zip: 89448

State: CA Zip: 93603

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

Print Name: First American Title Insurance Company

File Number: 141-2513052 NMP/ NMP

Address: P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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