



KAREN ELLISON, RECORDER

A.P. No. 102218001045  
Escrow No. 143-2512834-SC  
R.P.T.T. \$624.00

WHEN RECORDED RETURN TO:  
Topaz Community Open Bible Church  
1471 Hwy 395 South #22  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:

1471 Hwy 395 South #22  
Gardnerville, NV 89410

**GRANT, BARGAIN and SALE DEED**

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

Lorna Stilson, Successor Trustee of the Trusts created under the terms of that certain Trust Agreement dated April 7, 1983, executed by John Funez and Dorothy H. Funez as Donors and Trustees.

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

Topaz Community Open Bible Church, a Nevada non-profit corporation

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

**PARCEL 1:**

**A PORTION OF THE EAST HALF OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M., FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 17 AND 18, TOWNSHIP 10 NORTH, RANGE 22 EAST, M.D.B.&M.;**

**THENCE ALONG THE SECTION LINE NORTH 00°13'20" WEST 252.48 FEET;**

**THENCE NORTH 40°38'00" WEST 351.11 FEET;**

**THENCE SOUTH 67°20'79" WEST 838.72 FEET;**

**THENCE NORTH 20°32'15" WEST 112.64 FEET;**

**THENCE NORTH 68°37'49" EAST 250.00 FEET TO THE POINT OF BEGINNING OF PARCEL "A";**

**THENCE NORTH 20°32'15" WEST 179.33 FEET;**

**THENCE NORTH 04°33'00" WEST 173.54 FEET;**

**THENCE NORTH 85°27'00" EAST 90.00 FEET;**

**THENCE SOUTH 82°17'07" EAST 97.45 FEET;**

**THENCE SOUTH 04°33'00" EAST 284.17 FEET;**

**THENCE SOUTH 68°37'49" WEST 141.91 FEET TO THE POINT OF BEGINNING.**

**ALSO SHOWN AS PARCEL "A" ON THAT AMENDED PARCEL MAP FOR ARGUS J. AND JUANITA G. CAPPS, AS RECORDED OCTOBER 28, 1975, IN BOOK 1075, PAGE 1102, DOCUMENT NO. 84096, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN A CERTAIN DOCUMENT RECORDED AUGUST 30, 2012, IN BOOK 812, PAGE 7414, AS INSTRUMENT NO. 808250, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

**PARCEL 2:**

**A TWENTY (20) FEET WIDE EASEMENT FOR ROADWAY AS SHOWN ON THE PARCEL MAP RECORDED FEBRUARY 18, 1975, IN BOOK 275, PAGE 435, AS INSTRUMENT NO. 78257 AND AMENDED BY PARCEL MAP RECORDED OCTOBER 28, 1975, IN BOOK 1075, PAGE 1102, AS INSTRUMENT NO. 84096, OFFICIAL RECORDS, DOUGLAS COUNTY, 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: 12/08/2016

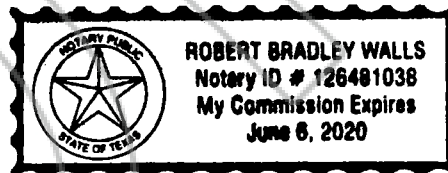
Lorna Stilson, Successor Trustee of the Trusts created under the terms of that certain Trust Agreement dated April 7, 1983, executed by John Funez and Dorothy H. Funez as Donors and Trustees.

*Lorna Stilson, Successor Trustee*  
Lorna Stilson , Successor Trustee

STATE OF TX )  
                                  ) : ss.  
COUNTY OF Bowie )

This instrument was acknowledged before me on  
December 9, 2016 by  
Lorna Stilson, Successor Trustee

\_\_\_\_\_  
*[Signature]*  
Notary Public  
(My commission expires: June 6, 2020 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/08/2016 under Escrow No. 143-2512834

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 102218001045  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land    b)  Single Fam.  
 c)  Condo/Twnh    d)  2-4 Plex  
 e)  Apt. Bldg.    f)  Comm'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL</b>	
Boo _____	Page: _____
Date of _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$160,000.00  
 b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))  
 c) Transfer Tax Value: \$160,000.00  
 d) Real Property Transfer Tax Due \$624.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, \_\_\_\_\_  
 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: Lorna Stilson, Successor Trustee  
 Signature: \_\_\_\_\_

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

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

Print Name: Lorna Stilson, Successor Trustee of the Trusts Created  
 Address: 242 FM 2253  
 City: Texarkana  
 State: TX    Zip: 75503

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

Print Name: Topaz Community Open Bible Church, A NON Profit Corp  
 Address: 1471 Hwy 395 South #22  
 City: Gardnerville  
 State: NV    Zip: 89410

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

Print Name: First American Title Insurance Company    File Number: 143-2512834 SC/ SC  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden    State: NV    Zip: 89423

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