

DOUGLAS COUNTY, NV **2016-892204**
RPTT:\$1244.10 Rec:\$16.00
\$1,260.10 Pgs=3 12/16/2016 11:33 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
James W. McMasters
Elizabeth V. McMasters
3358 Coloma Drive
Carson City, NV 89705

MAIL TAX STATEMENTS TO:
James W. McMasters

Escrow No. 1606333-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.

(Pursuant to NRS 239b.030)

APN No.: 1420-18-112-012
R.P.T.T. \$1,244.10

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Donald Ray Hart and Cynthia Jane Hart, Trustee of the D&J Hart Trust agreement, dated March 10, 2014

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James W. McMasters and Elizabeth V. McMasters , **Husband and Wife,**
as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Donald Ray Hart and Cynthia Jane Hart,
Trustee of the D&J Hart Trust agreement, dated
March 10, 2014

Donald Ray Hart, Trustee
Donald Ray Hart, Trustee

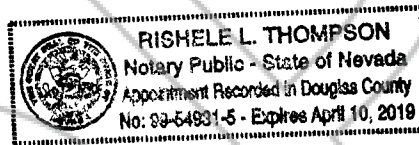
Cynthia Jane Hart, Trustee
Cynthia Jane Hart, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 12/8/14
by Donald Ray Hart and Cynthia Jane Hart, Trustee of the D&J Hart Trust agreement, dated March 10,
2014

Ronal
NOTARY PUBLIC



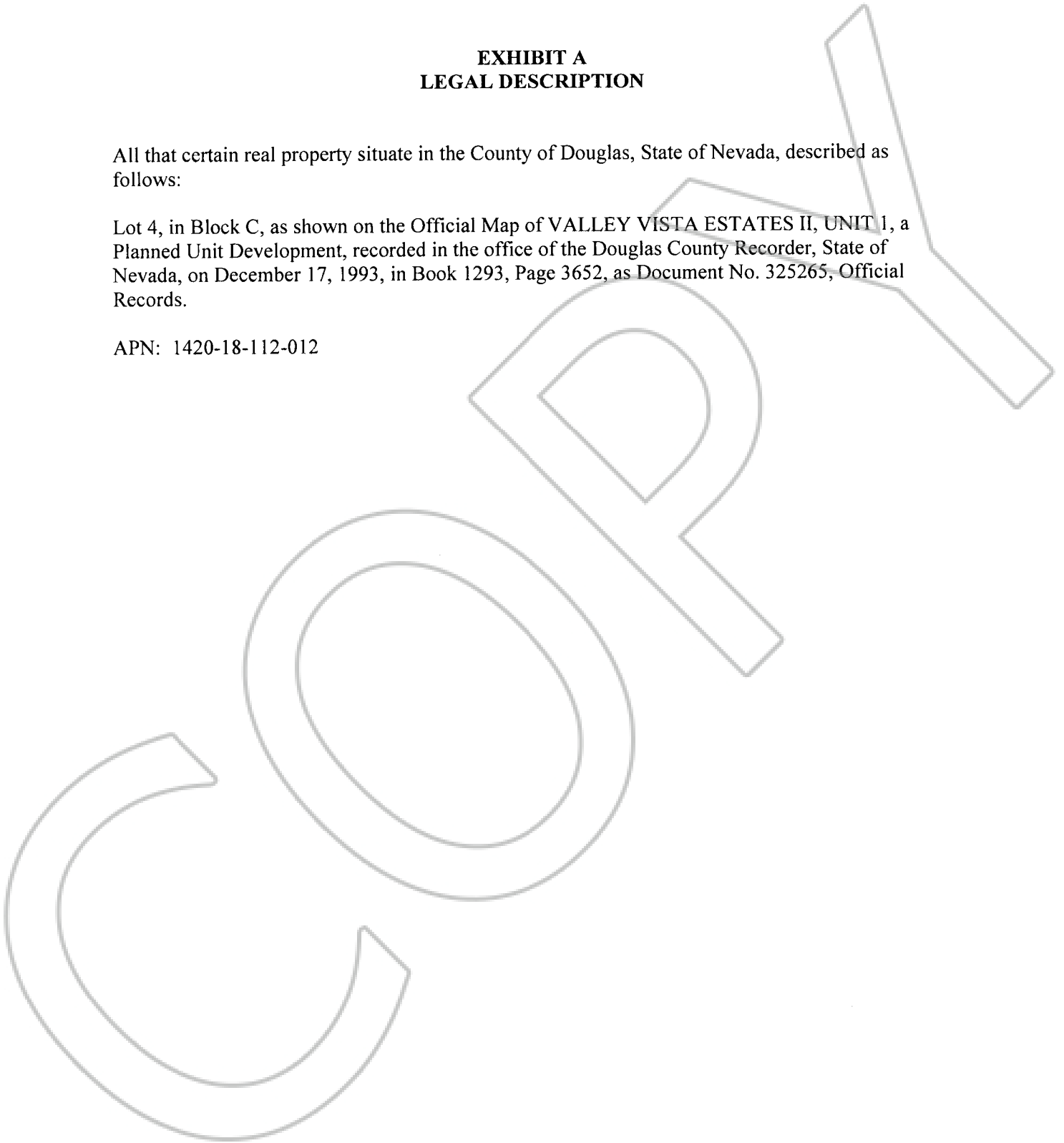
Escrow No. 1606333-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 4, in Block C, as shown on the Official Map of VALLEY VISTA ESTATES II, UNIT 1, a Planned Unit Development, recorded in the office of the Douglas County Recorder, State of Nevada, on December 17, 1993, in Book 1293, Page 3652, as Document No. 325265, Official Records.

APN: 1420-18-112-012



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-18-112-012
- 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 ONLY

Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$319,000.00
 \$ _____
 Transfer Tax Value \$319,000.00
 Real Property Transfer Tax Due: \$1,244.10

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 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 Cynthia Jane Hart Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Donald Ray Hart and Cynthia Jane Hart, Trustee of the D&J Hart Trust agreement, dated March 10, 2014

Print Name: James W. McMasters/Elizabeth McMasters

Address: c/o Helmler, PO Box 647
Pipe Creek, TX 78063
 City, State, Zip

Address: 3358 Coloma Drive
Carm City, NV 89105
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1606333-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410