

A.P.N.: 1419-26-610-036
File No: 141-2513713 (NMP)
R.P.T.T.: \$2,593.50 C

DOUGLAS COUNTY, NV
RPTT:\$2593.50 Rec:\$17.00
\$2,610.50 Pgs=4 12/19/2016 10:29 AM
2016-892257
FIRST AMERICANTITLE STATELINE
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Billie Jean Weatherlow
P.O. Box 234
Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

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

Linda J. House, an unmarried woman

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

Billie Jean Weatherlow, a single woman

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

PARCEL 1:

LOT 63, IN BLOCK D, AS SET FORTH ON FINAL SUBDIVISION MAP, PLANNED UNIT DEVELOPMENT PD 05-001 FOR SUMMIT RIDGE AT GENOA LAKES GOLF RESORT PHASE 3A, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 12, 2007 IN BOOK 0907, PAGE 2074, AS DOCUMENT NO. 709043, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

PARCEL 2:

TOGETHER WITH THE FOLLOWING EASEMENTS FOR ACCESS:

A NON-EXCLUSIVE 50 FOOT WIDE ACCESS EASEMENT, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "EASEMENT AMENDMENT DEED", EXECUTED BY LITTLE MONDEAUX LIMOUSIN CORPORATION, RECORDED ON FEBRUARY 25, 1998, AS DOCUMENT NO. 433367 IN BOOK 298, PAGE 4658 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

A 50 FOOT WIDE ACCESS, IRRIGATION, AND UTILITY EASEMENT, OVER AND ACROSS THOSE CERTAIN LANDS DESCRIBED IN DOCUMENT RECORDED ON FEBRUARY 3, 2004 IN BOOK 0204, PAGE 0954, AS DOCUMENT NO. 603680 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

A 60 FOOT PRIVATE ACCESS, PRIVATE IRRIGATION, AND PUBLIC UTILITY EASEMENT, AS SET FORTH ON THE FINAL SUBDIVISION MAP ENTITLED CANYON CREEK MEADOWS PHASE 1, ACCORDING TO THE PLAT THEREOF, FILED ON FEBRUARY 11, 2004 IN BOOK 0204, PAGE 4470, AS DOCUMENT NO. 604356 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

AN EASEMENT FOR NON-EXCLUSIVE ACCESS PURPOSES WITH THE EASEMENT AREA, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "MASTER GRANT DEED" EXECUTED BY RONALD L. SIMEK, ET AL., RECORDED ON DECEMBER 31, 1996 AS DOCUMENT NO. 403934 IN BOOK 1296, PAGE 4911 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM THAT CERTAIN REAL PROPERTY, AND THE INSTALLATION, CONSTRUCTION, REPAIR, MAINTENANCE AND REPLACEMENT OF ROADWAY IMPROVEMENTS WITHIN THE EASEMENT AREA, SUCH AS, WITHOUT LIMITATION, ASPHALT PAVING, CATTLE GUARD, AND SO FORTH, CREATED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT OF RELOCATABLE PRIVATE ACCESS EASEMENT (#OS6), EXECUTED BY RONALD L. SIMEK, RECORDED ON FEBRUARY 3, 2004 AS DOCUMENT NO. 603676 IN BOOK 204, PAGE 862 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 3:

ALSO TOGETHER WITH THE FOLLOWING RESERVATIONS, EASEMENTS AND COVENANTS FOR THE BENEFIT OF PARCEL 1, HEREIN:

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "ANCILLARY EASEMENTS MEMORANDUM", RECORDED MARCH 31, 2005 IN BOOK 0305, PAGE 14366, AS DOCUMENT NO. 640526, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENT", RECORDED MAY 1, 2006 IN BOOK 0506, PAGE 168, AS DOCUMENT NO. 673811, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED MAY 1, 2006 IN BOOK 0506, PAGE 347, AS DOCUMENT NO. 673835, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "GRANT OF EASEMENTS", RECORDED MAY 1, 2006 IN BOOK 0506, PAGE 377, AS DOCUMENT NO. 673836, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

EASEMENTS PURSUANT TO DOCUMENT ENTITLED "RECIPROCAL PARKING AND ACCESS EASEMENT AGREEMENT", RECORDED JULY 24, 2006 IN BOOK 0706, PAGE 8118 AS DOCUMENT NO. 680413 OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

EASEMENT PURSUANT TO DOCUMENT ENTITLED "GRANT OF MAILBOX CLUSTER EASEMENT", RECORDED DECEMBER 1, 2006 IN BOOK 1206, PAGE 66 AS DOCUMENT NO. 689800 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: 11/17/2016

COPY

Linda J. House
Linda J. House

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

This instrument was acknowledged before me on 12-13-16 by
Linda J. House.

Mary Kelsh
Notary Public

(My commission expires: 11-6-2018)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
November 17, 2016 under Escrow No. **141-2513713.**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-26-610-036
- 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: \$665,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$665,000.00
- d) Real Property Transfer Tax Due \$2,593.50

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: Linda J. House

Capacity: Grantor

Signature: _____

Capacity: _____

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

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

Print Name: Linda J. House
 Address: P.O. Box 853
 City: Genoa
 State: NV Zip: 89411

Print Name: Billie Jean Weatherlow
 Address: P.O. Box 234
 City: Genoa
 State: NV Zip: 89411

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

First American Title Insurance
 Print Name: Company
 Address P.O. Box 645
 City: Zephyr Cove

File Number: 141-2513713 NMP/ NMP
 State: NV Zip: 89448

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