

A.P.N.: 1420-33-410-054
File No: 143-2514575 ()
R.P.T.T.: \$604.50 C

When Recorded Mail To: Mail Tax Statements To:
Gary D Patrias and Irene C Patrias
2606 Wildhorse Lane
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Ian Macsween Construction Co., a Nevada corporation

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

Gary D Patrias and Irene C Patrias, 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 76, AS SET FORTH ON THE FINAL MAP ENTITLED WILDHORSE ANNEX UNIT NO. 2, A PLANNED UNIT DEVELOPMENT, RECORDED OCTOBER 10, 1994 IN BOOK 1094, PAGE 1490, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA, AS DOCUMENT NO. 348105.

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.

The grantor herein makes this deed for the purpose of relinquishing any and all spousal community or homestead interest to said property and to establish that said property is to be the sole and separate property of the grantee herein.

Ian Macsween Construction

By: *John J. Macsween*
Name: John J. Macsween
Title: President

STATE OF NEVADA)

: ss.

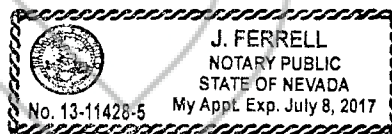
COUNTY OF)

DOUGLAS *Carson City*)

This instrument was acknowledged before me on

Dec 21, 2014 by
John J. Macsween, President.

J. Ferrell
Notary Public
(My commission expires: *7.8.2017*)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/19/2016 under Escrow No. 143-2514575

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-33-410-054
- 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: \$155,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$155,000.00
- d) Real Property Transfer Tax Due \$604.50

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: John J. MacSween Capacity: Grantor
 Signature: _____ Capacity: _____

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

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

Print Name: Ian Macsween Construction
 Address: ~~P.O. Box 4203~~ 1650 Colorado St
 City: Carson City
 State: NV Zip: 89702 89701

Print Name: C Patrias
 Address: 2606 Wildhorse Lane
 City: Minden
 State: NV Zip: 89423

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

Print Name: First American Title Insurance Company File Number: 143-2514575 / mk
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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