

A.P.N.: 1319-18-412-016
File No: 141-2512262 (NMP)
R.P.T.T.: \$2,242.50

When Recorded Mail To: Mail Tax Statements To:
Sean E. Hernandez and Elva Hernandez
38258 Acacia Street
Fremont, CA 94536

GRANT, BARGAIN and SALE DEED

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

Peter Howard Framson, a married man and Jill Susan Framson, an unmarried woman
(who acquired title as Peter Howard Framson and Jill Susan Framson, husband and wife
as joint tenants)

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

Sean E. Hernandez and Elva Hernandez, husband and wife as joint tenants with right of
survivorship

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

**LOT 14, AS SHOWN ON THE MAP OF KINGSBURY VILLAGE UNIT NO. 1, FILED FOR
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA
ON DECEMBER 27, 1961 IN BOOK 9, PAGE 792, AS DOCUMENT NO. 19281, AND AS
AMENDED ON JULY 10, 1963, IN BOOK 18, PAGE 352, AS DOCUMENT NO. 22952.**

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: 10/18/2016

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-18-412-016
- 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: \$575,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$575,000.00
- d) Real Property Transfer Tax Due \$2,242.50

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: [Signature]

Capacity: Grantor

Signature: [Signature]

Capacity: Grantor

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

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

Print Name: Peter Howard Framson
 Address: 1815 Macrottsville Rd.
 City: Macrottsville, MD
 State: MD Zip: 20814

Print Name: Sean E. Hernandez and Elva Hernandez
 Address: 38258 Acaia St
 City: Tremont
 State: CA Zip: 94530

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: 141-2512262 NMP/ NMP
 State: NV Zip: 89448

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