DOUGLAS COUNTY, NV

2017-894262 RPTT:\$6630.00 Rec:\$16.00

\$6,646.00 Pgs=3 02/03/2017 01:29 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

The undersigned hereby affirms that this document submitted for recording does not contain a Social Security Number.

APN: 1418-34-610-016

When recorded, mail to:

James A. Hadley and Dawn H. Hadley 1263 Hidden Woods Drive Zephyr Cove, Nevada 89448

Mail R.P.T.T. to:

James A. Hadley and Dawn H. Hadley 1263 Hidden Woods Drive Zephyr Cove, Nevada 89448

GRANT, BARGAIN, SALE DEED

CLIFFORD L. HANSEN AND HOLLY M. HANSEN, husband and wife as community property (GRANTORS), for consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey to James A. Hadley and Dawn H. Hadley husband and wife, as community property (GRANTEE), all that real property situate in County of Douglas, State of Nevada, commonly known as 1263 Hidden Woods Drive, Zephyr Cove, Nevada 89448 (APN 1418-34-610-012), more particularly described on Exhibit A attached and incorporated.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and subject to a Landscape and Open Space Easement granted by Grantor to Grantee to be recorded concurrently with the recordation of this Deed.

DATED this 31 day of January

Clifford L. Hansen-

Holly M. Hansen

STATE OF NEVADA)	
COUNTY OF DOUGINS) ss.	\wedge
	31 = 5
The foregoing instrument was acknowledge by CLIFFORD L. HANSEN and HOLLY M. HANS	d before me this 2 day of 2 0 , 2017, SEN, who personally appeared before me, a notary
public, and are personally known or proved to me to	o be the persons whose signatures are subscribed to y executed the document for the purposes therein
contained.	y executed the document for the purposes therein
DENA REED Notary Public - State of Neveda	No Rocal
Appointment Recorded in Douglas County	Notary Public
No: 03-80676-5 - Expires March 14, 2019	
/	
	()
	\ \ /
((
()	\ \
))
	/ /
_	

EXHIBIT A

LEGAL DESCRIPTION

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

Parcel No. 1:

Lot A, as shown on the Second Amended Plat of Lincoln Meadows Unit No. 1, filed for record in the Office of the Douglas County Recorder on February 12, 1987, in Book 287, Page 1212, as Document No. 149934, said map being a re-division of Lots 12, 15 and 16, of the Amended Map of Lincoln Meadows Unit No. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on January 6, 1978, as Document No. 16415, together with that portion of the "common drive", as shown on the Amended Plat of Lincoln Meadows described as follows:

Beginning at the Northwesterly corner of said "common drive", said corner being the Northwesterly corner of Lot 12 of the Amended Lincoln Meadows Unit No. 1; thence South 38°56'36" West 82.96 feet; thence South 89°00' West 30.00 feet; thence North 31°00' West 4.50 feet; thence North 54°11'42" East 9.56 feet; thence North 35°58'00" East 16.62 feet; thence North 41°49'06" East 43.10 feet; thence North 42°40'20" East 39.69 feet; thence South 59°00' East 8.20 feet to the Point of Beginning.

Note the above mentioned metes and bounds legal description previously appeared in Grant Deed, recorded January 15, 1993, in Book 193, Page 2183, as Document No. 297476, of Official Records.

Reference is hereby made to that certain Record of Survey, recorded January 15, 1993, in Book 193, Page 2192, as Document No. 297479.

Parcel No. 2:

Together with a non-exclusive 60 foot easement for roadway and public utilities as granted by Document recorded December 21, 1967, in Book 56, page 201, as Document No. 39634, Official Records.

APN: 1418-34-610-016

2. Type of Property: a) □ Vacant Land b) ■ Single Fam. Res. c) □ Condo/Twnhse d) □ 2.4 Plex d) □ 2.4 Plex d) □ Agricultural d) □ Agricultural d) □ Other FOR RECORDERS OPTIONAL USE ONLY	1. APN: 1418-34-610-012	
DECLARATION OF VALUE 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: \$1,700,000,00 \$6,630,00 4. If Exemption Claimed a. Transfer Tax Exemption, per NRS 375,090, Section b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 7. The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375,060 and NRS 375,101, 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 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 SELLER (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and Clifford L. Hansen and Clifford L. Hansen and Clifford L. Hansen and Clifford Seach, CA 92615 COMPANY REQUESTING RECORDING	a) □ Vacant Land b) ■ Single Fam. Res. c) □ Condo/Twnhse d) □ 2-4 Plex e) □ Apt. Bidg f) □ Comm'i/Ind'i g) □ Agricultural h) □ Mobile Home	Document Instrument No.: Book: Page: Date of Recording:
DECLARATION OF VALUE 3. Total Value/Sales Price of Property: \$1,700,000.00 Deed in Lieu of Foreclosure Only (value of property) \$ Transfer Tax Value: \$1,700,000.00 Real Property Transfer Tax Due: \$1,700,000.00 4. If Exemption Claimed a. Transfer Tax Exemption, per NRS 375.090, Section b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 76 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.101, 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 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 Seller (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and Halla Miller Print Name: James A. Hadley, and Durn Hadley Address: P.O. Box 7112 Address: 5231 Faircrest Lane: City/State/Zip: Huntington Beach, CA 92615 COMPANY REQUESTING RECORDING	STATE OF	F NEVADA
Transfer Tax Value: Real Property Transfer Tax Due: \$1,700,000.00 \$6,630.00 4. If Exemption Claimed a. Transfer Tax Exemption, per NRS 375.090, Section b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 6. Partial Interest: Percentage being transferred: 7. Partial Interest: Percentage being transferred: 8. 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 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 SELLER (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and Capacity grantee SELLER (GRANTOR) INFORMATION (Required) Print Name: James A. Hadley, and Dawn H. Hadley Address: P.O. Box 7112 Address: 5231 Faircrest Lane: City/State/Zip: Huntington Beach, CA 92615 City/State/Zip: Somis, CA 93066		
Transfer Tax Value: Real Property Transfer Tax Due: \$1,700,000.00 \$6,630.00 4. If Exemption Claimed a. Transfer Tax Exemption, per NRS 375.090, Section b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 6. Partial Interest: Percentage being transferred: 7. Partial Interest: Percentage being transferred: 8. 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 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 SELLER (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and Capacity grantee SELLER (GRANTOR) INFORMATION (Required) Print Name: James A. Hadley, and Dawn H. Hadley Address: P.O. Box 7112 Address: 5231 Faircrest Lane: City/State/Zip: Huntington Beach, CA 92615 City/State/Zip: Somis, CA 93066		
Transfer Tax Value: Real Property Transfer Tax Due: \$1,700,000.00 \$6,630.00 4. If Exemption Claimed a. Transfer Tax Exemption, per NRS 375.090, Section b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 6. Partial Interest: Percentage being transferred: 7. Partial Interest: Percentage being transferred: 7. Partial Interest: Percentage being transferred: 8. The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.10, 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 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 grantee SELLER (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and Capacity Print Name: James A. Hadley, And Dawn H. Hadley Address: P.O. Box 7112 City/State/Zip: Huntington Beach, CA 92615 City/State/Zip: Somis, CA 93066 COMPANY REQUESTING RECORDING	3. Total Value/Sales Price of Property:	\$ <u>1,700,000.00</u>
A. If Exemption Claimed a. Transfer Tax Exemption, per NRS 375.090, Section b. Explain Reason for Exemption:	Deed in Lieu of Foreclosure Only (value of property)	\$
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 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		
a. Transfer Tax Exemption, per NRS 375.090, Section b. Explain Reason for Exemption: 5. Partial Interest: Percentage being transferred: 7. 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 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 Seller (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and Capacity Print Name: James A. Hadley, and Dawn Hadley Address: P.O. Box 7112 Address: P.O. Box 7112 City/State/Zip: Huntington Beach, CA 92615 City/State/Zip: Somis, CA 93066		
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 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 Capacity Grantor Signature SELLER (GRANTOR) INFORMATION Required) Print Name: Clifford L. Hansen and Capacity Address: P.O. Box 7112 Address: 5231 Faircrest Lane: COMPANY REQUESTING RECORDING		
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 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 SELLER (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and Company address: 5231 Faircrest Lane: City/State/Zip: Huntington Beach, CA 92615 COMPANY REQUESTING RECORDING	b. Explain Reason for Exemption:	
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 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 SELLER (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and Company of the 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 Capacity Grantor SELLER (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and Company Print Name: James A. Hadley, and Down Herdaley Address: P.O. Box 7112 Address: 5231 Faircrest Lane: City/State/Zip: Huntington Beach, CA 92615 COMPANY REQUESTING RECORDING	Partial Interest: Percentage being transferred:	
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 SELLER (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and Company of the print Name: James A. Hadley, and Dunn Headley Address: P.O. Box 7112 City/State/Zip: Huntington Beach, CA 92615 COMPANY REQUESTING RECORDING	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 disallowance	
Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature Signature SELLER (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and John M. Halley Address: P.O. Box 7112 City/State/Zip: Huntington Beach, CA 92615 COMPANY REQUESTING RECORDING		tional tax due, may result in a penalty of 10% of the tax
Signature Capacity grantor Signature Capacity grantor Signature Capacity grantee SELLER (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and Capacity Grantee Address: P.O. Box 7112 City/State/Zip: Huntington Beach, CA 92615 COMPANY REQUESTING RECORDING))
Signature Capacity grantor Signature Capacity grantor Signature Capacity grantee SELLER (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and Capacity grantee Address: P.O. Box 7112 City/State/Zip: Huntington Beach, CA 92615 COMPANY REQUESTING RECORDING		be jointly and severally liable for any additional
Signature Capacity grantee SELLER (GRANTOR) INFORMATION (Required) Print Name: Clifford L. Hansen and John M. Halley Address: P.O. Box 7112 City/State/Zip: Huntington Beach, CA 92615 COMPANY REQUESTING RECORDING		Capacity grantor
Required) Print Name: Clifford L. Hansen and Holly M. Hulley Address: P.O. Box 7112 City/State/Zip: Huntington Beach, CA 92615 COMPANY REQUESTING RECORDING (Required) (Required) Address: 5231 Faircrest Lane: City/State/Zip: Somis, CA 93066	Signature () by well and Q	
Print Name: Clifford L. Hansen and John W. Hursh Print Name: James A. Hadley, and Dunn H. Hadley Address: P.O. Box 7112 City/State/Zip: Huntington Beach, CA 92615 COMPANY REQUESTING RECORDING	SELLER (GRANTOR) INFORMATION	
Address: P.O. Box 7112 Address: 5231 Faircrest Lane City/State/Zip: Huntington Beach, CA 92615 City/State/Zip: Somis, CA 93066 COMPANY REQUESTING RECORDING		
City/State/Zip: Huntington Beach, CA 92615 City/State/Zip: Somis, CA 93066 COMPANY REQUESTING RECORDING		
COMPANY REQUESTING RECORDING		
	Co. Name: First Centennial Title Company of NV	Escrow # 00225155-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	Address: 896 West Nye Lane, Suite 104 Carson City,	
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)		