

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:**

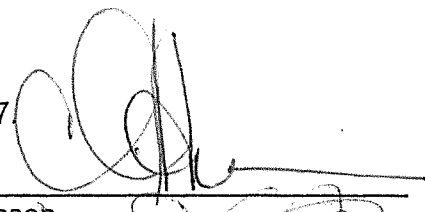
James A. Hadley and Dawn H. Hadley  
1263 Hidden Woods Drive  
Zephyr Cove, Nevada 89448

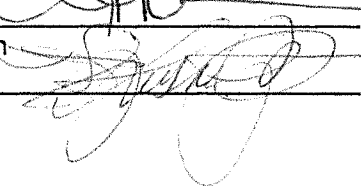
**GRANT, BARGAIN, SALE DEED**

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.

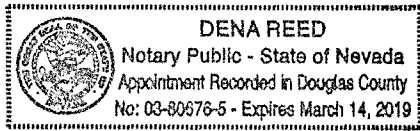
DATED this 31 day of January, 2017.

  
\_\_\_\_\_  
Clifford L. Hansen

  
\_\_\_\_\_  
Holly M. Hansen

STATE OF NEVADA )  
COUNTY OF Douglas ) ss.

The foregoing instrument was acknowledged before me this 31 day of Jan, 2017, by CLIFFORD L. HANSEN and HOLLY M. HANSEN, who personally appeared before me, a notary public, and are personally known or proved to me to be the persons whose signatures are subscribed to the within document, who acknowledged that they executed the document for the purposes therein contained.



*Dena Reed*  
Notary Public

COPY

## 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 Northwestern corner of said "common drive", said corner being the Northwestern corner of Lot 12 of the Amended Lincoln Meadows Unit No. 1; thence South  $38^{\circ}56'36''$  West 82.96 feet; thence South  $89^{\circ}00'$  West 30.00 feet; thence North  $31^{\circ}00'$  West 4.50 feet; thence North  $54^{\circ}11'42''$  East 9.56 feet; thence North  $35^{\circ}58'00''$  East 16.62 feet; thence North  $41^{\circ}49'06''$  East 43.10 feet; thence North  $42^{\circ}40'20''$  East 39.69 feet; thence South  $59^{\circ}00'$  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

1. APN: 1418-34-610-012

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA  
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: \$ 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: \_\_\_\_\_%

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 <u>James A. Hadley</u>	Capacity <u>grantor</u>
Signature <u>Clifford L. Hansen and Holly M. Hansen</u>	Capacity <u>grantee</u>
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: <u>Clifford L. Hansen and Holly M. Hansen</u>	Print Name: <u>James A. Hadley, and Dawn H. Hadley</u>
Address: <u>P.O. Box 7112</u>	Address: <u>5231 Faircrest Lane</u>
City/State/Zip: <u>Huntington Beach, CA 92615</u>	City/State/Zip: <u>Somis, CA 93066</u>

**COMPANY REQUESTING RECORDING**

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00225155-016dr</u>
Address: <u>896 West Nye Lane, Suite 104 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)