

A.P.N.: 1420-34-401-005
File No: 12142-2515299 (JF)
R.P.T.T.: \$-0-

When Recorded Mail To: Mail Tax Statements To:
Coralee Johnson
1175 Agua Caliente Ct
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Coralee Johnson, Trustee of the Coralee Johnson Trust dated September 12, 1997, and any amendments thereto

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

Coralee Johnson, a single woman

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

BEGINNING AT A POINT THAT BEARS NORTH 61°32'20" EAST, 1131.10 FEET FROM THE SOUTHWEST, SECTION 34, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. &M.; THENCE RUNNING SOUTH 89°58' WEST, 302.50 FEET; THENCE SOUTH 0°03' WEST, 144.00 FEET; THENCE NORTH 89°58' EAST, 302.50 FEET; THENCE NORTH 0°03' EAST, 144.00 FEET TO THE POINT OF BEGINNING, BEING THE SOUTH 144.00 FEET OF THE NORTH 288.00 FEET TO THE WEST 1/2 OF LOT 23 OF ARTEMISIA SUBDIVISION, AS DOCUMENT NO. 14758.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN THAT INSTRUMENT RECORDED SEPTEMBER 23, 2010, IN BOOK 910, PAGE 4788, AS DOCUMENT NO. 770993.

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.

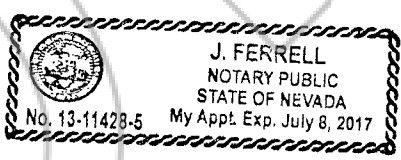
Date: 02/15/2017

Coralee Johnson
Coralee Johnson, Trustee

STATE OF NEVADA)
) :ss.
COUNTY OF CARSON CITY)

This instrument was acknowledged before me on this:
15 day of Feb 2017

By: **Coralee Johnson**
[Signature]
Notary Public
(My commission expires: 1-8-2017)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-34-401-005
 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: <u>Verified Trust Cert - JS</u>	

3. a) Total Value/Sales Price of Property: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: 7
 b. Explain reason for exemption: Transfer out of Trust for refinance purposes; no consideration
 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: Coralee Johnson
 Signature: _____

Capacity: Grantor/Grantee
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Coralee Johnson
 Address: 1175 Agua Caliente Ct
 City: Minden
 State: NV Zip: 89423

Print Name: Coralee Johnson
 Address: 1175 Agua Caliente Ct
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 12142-2515299 JF/ JF
 Address 4620 S. Carson Street, Suite 5
 City: Carson City State: NV Zip: 89701

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