

DOUGLAS COUNTY, NV
RPTT:\$982.80 Rec:\$16.00
\$998.80 Pgs=3

2017-895274
02/28/2017 01:36 PM

FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P. No. 1219-14-002-005
Escrow No. 143-2516341-SC/
R.P.T.T. \$982.80

WHEN RECORDED RETURN TO:

Rodger Hostetler and Sandra Settles
249 Pin Oak Drive
San Francisco, CA 94131-1916

MAIL TAX STATEMENTS TO:

249 Pin Oak Drive
San Francisco, CA 94131-1916

GRANT, BARGAIN and SALE DEED

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

Allan Day Sapp and Patricia Jean Sapp, as Co-Trustees under The Allan and PJ Sapp Family Trust Agreement dated May 13, 2008

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

Rodger Hostetler and Sandra Settles, 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:

PARCEL 1:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE WEST ½ OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS 1, 2 AND 3 AS SHOWN ON THE PARCEL MAP LODATO PARCELS FILED FOR RECORD IN BOOK 687, PAGE 3496, AS DOCUMENT NO. 157268, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 3 AS SHOWN ON THE AFORESAID MAP; THENCE ALONG THE SOUTHWESTERLY LINE OF PARCELS 2 AND 3 OF SAID MAP NORTH 24°47'53" WEST A DISTANCE OF 217.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 24°47'53" WEST A DISTANCE OF 117.67 FEET TO THE SOUTHWESTERLY CORNER OF AFORESAID PARCEL 1; THENCE LEAVING SAID LINE NORTH 70°19'13" EAST A DISTANCE OF 632.57 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 167.20 FEET; THENCE NORTH 78°28'21" EAST A DISTANCE OF 424.88 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 3; THENCE ALONG SAID LINE SOUTH 25°05'38" EAST A DISTANCE OF 110.67 FEET; THENCE LEAVING SAID LINE SOUTH 40°24'04" WEST A DISTANCE OF 306.51 FEET; THENCE SOUTH 70°37'51" WEST A DISTANCE OF 779.54 FEET; THENCE NORTH 24°47'53" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 65°12'07" WEST A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARING OF THIS DESCRIPTION IS THE SOUTHEASTERLY LINE OF PARCEL 3, WHICH BEARS NORTH 70°37'51" EAST AS SHOWN ON THE PARCEL MAP LODATO PARCELS FILED FOR RECORD IN BOOK 687, PAGE 3496, AS DOCUMENT NO. 157268, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 26, 1999 IN BOOK 799, PAGE 4449 AS INSTRUMENT NO. 473196.

THE ABOVE DESCRIBED IS ALSO DESIGNATED AS ADJUSTED PARCEL 2 ON RECORD OF SURVEY FILED JANUARY 6, 1996 AS FILE NO. 378278.

PARCEL 2:

PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT AS SET FORTH IN EASEMENT DEED FROM ARCHIBALD HART, ET UX TO JOSEPH S. LODATO, RECORDED JUNE 8, 1995 IN BOOK 695, PAGE 1090, AS DOCUMENT NO. 363671.

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: 02/24/2017

Allan Day Sapp and Patricia Jean Sapp, as Co-Trustees under The Allan and PJ Sapp Family Trust Agreement dated May 13, 2008


[Signature]
Allan Day Sapp, Trustee

[Signature]
Patricia Jean Sapp, Trustee

STATE OF **NEVADA**)
) : **ss.**
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on 2-28-17 by **Allan Day Sapp and Patricia Jean Sapp as Co-Trustees under the Allan and PJ Sapp.**

[Signature]
Notary Public
(My commission expires: 5-12-2019)

 **SUZANNE CHEECHOV**
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-12-19
Certificate No: 99-96456-5

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 02/24/2017 under Escrow No. 143-2516341

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1219-14-002-005
 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 ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a) Total Value/Sales Price of Property: \$251,880.28
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$251,880.28
 d) Real Property Transfer Tax Due \$982.80

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]
 Signature: _____

Capacity: [Signature]
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Allan Day Sapp and Patricia Jean Sapp as Co-Trustees under the Allan and PJ Sapp
 Address: 850 Sheridan Lane
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Rodger Hostetler and Sandra Settles
 Address: 249 Pin Oak Drive
 City: San Francisco
 State: CA Zip: 94131-1916

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Insurance Company File Number: 143-2516341 SC/SC
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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