

A.P. No. 1220-04-510-027  
Escrow No. 143-2516527-SC  
R.P.T.T. \$959.40

*WHEN RECORDED RETURN TO:*

Leo B. Frediani and Bethany A. Frediani  
1314 Toiyabe Avenue  
Gardnerville, NV 89410

*MAIL TAX STATEMENTS TO:*

1314 Toiyabe Avenue  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Margaret L. McMurry, a widow

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

Leo B. Frediani and Bethany A. Frediani, 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 19, AS SHOWN ON THE MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 19, 1965 AS DOCUMENT NO. 28834.**

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: 02/22/2017

Margaret L. McMurry  
Margaret L. McMurry by Linda A. Jacobsen as  
Attorney In Fact

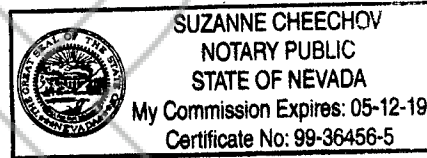
*by Linda A. Jacobsen as  
Attorney in Fact*

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

This instrument was acknowledged before me on  
2-22-2017 by  
**Margaret L. McMurry**

*See attached jurat*

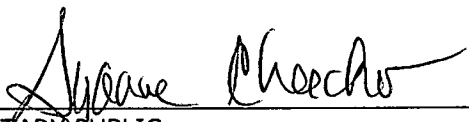
*Suzanne Cheechov*  
Notary Public  
(My commission expires: 5-12-2019)

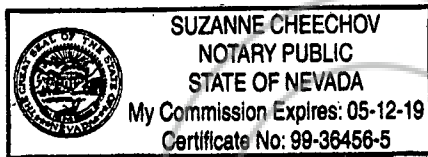


This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
02/22/2017 under Escrow No. 143-2516527

STATE OF **NV** )  
 )  
 ) :ss.  
COUNTY OF **Douglas** )

On 2/22/2017, Linda A. Jacobsen personally appeared before me, a Notary Public in and for Douglas County, NV known (or proved) to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Margaret L. McMurray and acknowledged to me that he/she subscribed his/her own name as attorney in fact.

  
\_\_\_\_\_  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-04-510-027  
 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: \$246,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$246,000.00  
 d) Real Property Transfer Tax Due \$959.40

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: *Margaret L. McMurry*  
 Signature: \_\_\_\_\_

Capacity: *Eoffia*  
 Capacity: \_\_\_\_\_

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

Print Name: Margaret L. McMurry  
 Address: 1525 Toler Ave.  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Leo B. Frediani and Bethany A. Frediani  
 Address: 1314 Toiyabe Avenue  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Company File Number: 143-2516527 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)