

A.P.N.: 1219-10-002-053  
File No: 141-2517346 (MK)  
R.P.T.T.: \$2,213.50 C

When Recorded Mail To: Mail Tax Statements To:  
Monica Acevedo Trust  
P.O. Box 38  
Genoa, NV 89411

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

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

Ray G. Mair, Trustee, or his successors in trust, under The Mair Living Trust, dated Sep 08, 1998 and any amendments thereto

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

Monica Josephina Maria Acevedo, Successor Trustee of the Revocable Trust of Randall Hilliard Acevedo and Monica Josephina Maria Acevedo Established June 7, 1991

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

**LOT 3 IN BLOCK B OF SIERRA RANCHO ESTATES NO. 1, FILED IN THE OFFICE OF THE DOUGLAS COUNTY, STATE OF NEVADA ON AUGUST 23, 1978, IN BOOK 878, PAGE 1963, AS DOCUMENT NO. 24464.**

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

Ray G. Mair, Trustee or Successors in trust  
under The Mair Living Trust dated September 8,  
1998 and any amendments thereto

Ray G. Mair, Trustee

Ray G. Mair, Trustee

STATE OF NEVADA )

: SS.

COUNTY OF )  
**DOUGLAS**



This instrument was acknowledged before me on

by

**Mair Living Trust.** Ray G. Mair Trustee

Mary Kelsh  
Notary Public

(My commission expires: 11-6-18 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
03/07/2017 under Escrow No. 141-2517346

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1219-10-002-053  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land    b)  Single Fam.  
 c)  Condo/Twnh    d)  2-4 Plex  
 e)  Apt. Bldg.    f)  Comm'l/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

| FOR RECORDERS OPTIONAL |             |
|------------------------|-------------|
| Boo _____              | Page: _____ |
| Date of _____          |             |
| Notes: _____           |             |

3. a) Total Value/Sales Price of Property: \$567,500.00  
 b) Deed in Lieu of Foreclosure Only (value of (\$ \_\_\_\_\_))  
 c) Transfer Tax Value: \$567,500.00  
 d) Real Property Transfer Tax Due \$2,213.25

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, \_\_\_\_\_  
 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: *Mair Living Trust*  
 Signature: \_\_\_\_\_

Capacity: TRUSTEE  
 Capacity: \_\_\_\_\_

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

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

Print Name: Mair Living Trust  
 Address: 1200 Riverside Drive Unit 1223  
 City: Reno  
 State: NV Zip: 89503

Print Name: Monica Acevedo  
 Address: P.O. Box 38  
 City: Genoa  
 State: NV Zip: 89411

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

Print Name: First American Title Insurance Company  
 Address: P.O. Box 645  
 City: Zephyr Cove

File Number: 141-2517346 NMP/mk  
 State: NV Zip: 89448

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