

DOUGLAS COUNTY, NV **2017-895897**  
RPTT:\$2145.00 Rec:\$16.00  
\$2,161.00 Pgs=3 **03/13/2017 01:33 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-15-111-023

Escrow No. 00223887 - 016 - 17  
RPTT 2,145.00  
When Recorded Return to:  
**Joseph W. Hayes**  
P.O. Box 10350  
Zephyr Cove, NV 89448  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged, Rhonda Boyd and Rita Kern, Co-Trustees of the Rosemary Starriett Trust of 1993, dated 3/22/93, as evidenced by Affidavit of Resignation of Trustee, recorded May 28, 2008 in Book 508, Page 7069, as Document No.724073.

do(es) hereby Grant, Bargain, Sell and Convey to Joseph W. Hayes, an unmarried man and Margaret A. Aikin, a widow, as joint tenants with right of survivorship all that real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 6 day of March, 2017

signed in counterpart  
Rhonda Boyd, Co-Trustee  
Rita Kern, Co-Trustee

~~STATE OF NEVADA~~ Florida  
~~COUNTY OF DOUGLAS~~ Brevard

This instrument was acknowledged before me on March 6, 2017, by Rhonda Boyd and Rita Kern

[Signature]  
NOTARY PUBLIC



Rachel L. Bentley  
State of Florida  
My Commission Expires 07/25/2020  
Commission No. GG 7850

SPACE BELOW FOR RECORDER

APN: 1318-15-111-023

Escrow No. 00223887 - 016 - 17  
RPTT 2,145.00

When Recorded Return to:

**Joseph W. Hayes**  
P.O. Box 10350  
Zephyr Cove, NV 89448  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged, Rhonda Boyd and Rita Kern, Co-Trustees of the Rosemary Starriett Trust of 1993, dated 3/22/93, as evidenced by Affidavit of Resignation of Trustee, recorded May 28, 2008 in Book 508, Page 7069, as Document No.724073.

do(es) hereby Grant, Bargain, Sell and Convey to Joseph W. Hayes, an unmarried man and Margaret A. Aikin, a widow, as joint tenants with right of survivorship all that real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 2<sup>nd</sup> day of MARCH, 2017

Rhonda Boyd, Co-Trustee signed in counterpart  
Rhonda Boyd, Co-Trustee Rita Kern, Co-Trustee

STATE OF ~~NEVADA~~ CALIFORNIA  
COUNTY OF ~~DOUGLAS~~ VENTURA

This instrument was acknowledged before me on 03-06, 2017,  
by Rhonda Boyd and Rita Kern

Nalyn Wiratunga  
NOTARY PUBLIC

SPACE BELOW FOR RECORDER

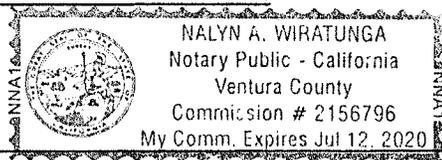


Exhibit A

**PARCEL 1:**

Unit No. 74, of PINEWILD UNIT NO. 2, A Condominium, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 23, 1973, in Book 1073, Page 1058, as Document No. 69660.

**PARCEL 2:**

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel 1 above.

**PARCEL 3:**

An undivided interest as tenants in common as such interest is set forth in Book 377, Page 417, of the real property description on the Subdivision Map referred to in Parcel 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 11, 1974, in Book 374, Page 193 of Official Records, and Supplemental to Amended Declaration of Covenants, Conditions and Restrictions of PINEWILD, recorded March 9, 1977, in Book 377, Page 411, of Official Records, as Limited Common Area and thereby allocated to the unit described in Parcel 1 above, excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

**PARCEL 4:**

Non-exclusive easements appurtenant to Parcel 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Area defined and set forth in the Declaration of Covenants, Conditions and Restrictions of PINEWILD, more particularly described in the description of parcel 3 above.

SPACE BELOW FOR RECORDER

---

1. APN: 1318-15-111-023

2. Type of Property:

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhs
- 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: \$550,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$550,000.00  
 Real Property Transfer Tax Due: \$ 2,145.00

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>Amanda Lloyd</u>	Capacity grantor
Signature _____	Capacity grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Rhonda Boyd and Rita Kern - Co. Trustee	Print Name: Joseph W. Hayes, and Margaret A. Aiken
Address: 2263 Kirsten Lee Drive	Address: P.O. Box 10350
City/State/Zip: Westlake Village, CA 91361	City/State/Zip: Zephyr Cove, NV 89448

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00223887-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

*\* of the Rosemary Starrett Trust of 1993*