

DOUGLAS COUNTY, NV **2017-896710**  
RPTT:\$1638.00 Rec:\$17.00  
\$1,655.00 Pgs=4 **03/31/2017 02:44 PM**  
FIRST AMERICAN TITLE CARSON  
KAREN ELLISON, RECORDER

A.P.N.: 1418-34-303-010  
File No: 141-2516867 (MK)  
R.P.T.T.: \$1,638.00

When Recorded Mail To: Mail Tax Statements To:  
Robert Taylor Horn  
1145 Hwy 50  
Glenbrook, NV 89413

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

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

Thomas C. Poulter, Jr. and Audrey Conover Poulter, as joint tenants with right of survivorship and not as tenants-in-common

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

Robert Taylor Horn, an unmarried man

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

**THAT PORTION OF LOT 7, AS SHOWN ON THE MAP ENTITLED "SUBDIVISION SURVEY OF LOT 3, SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B. AND M.," FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, IN BOOK R OF DEEDS, AT PAGE 163, THAT IS DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 89°53' WEST, ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 100 FEET; THENCE NORTH 0°31' EAST, PARALLEL WITH THE EAST LINE OF SAID LOT, A DISTANCE OF 120 FEET; THENCE SOUTH 89°53' EAST, A DISTANCE OF 100 FEET TO THE EAST LINE OF SAID LOT 7; THENCE SOUTH 0°31' WEST, ALONG SAID EAST LINE, A DISTANCE OF 120 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 18, 1976, IN BOOK 576, PAGE 695, AS INSTRUMENT NO. 00305.**

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: 02/09/2017

COPY

Thomas C. Poulter Jr.  
Thomas C. Poulter Jr.

Audrey Conover Poulter  
Audrey Conover Poulter

STATE OF \_\_\_\_\_ )  
  ) : **ss.**  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Thomas C. Poulter, Jr. and Audrey Conover Poulter.**

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

*See attached*

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**February 09, 2017** under Escrow No. **141-2516867.**

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

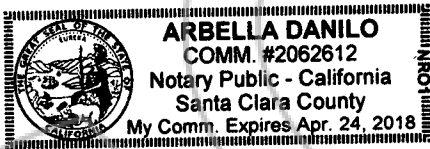
State of California )  
County of Santa Clara )  
On 29 March, 2017 before me, Arbella Danilo, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Thomas C. Poulter Jr. and  
Name(s) of Signer(s)  
Audrey Conover Poulter

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]  
Signature of Notary Public



Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain & Sale Deed Document Date: 29 March, 2017  
Number of Pages: 3 Signer(s) Other Than Named Above: none

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Thomas C Poulter  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: Audrey Conover Poulter  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-34-303-010
- 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: _____	

- 3. a) Total Value/Sales Price of Property: \$420,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$420,000.00
- d) Real Property Transfer Tax Due \$1,638.00

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]

Capacity: agent

Signature: \_\_\_\_\_

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

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

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

Print Name: Thomas C. Poulter, Jr. and Audrey Conover Poulter

Print Name: Robert Taylor Horn

Address: 2731 Fairbrook Drive

Address: 1145 Hwy 50

City: Mountain View

City: Glenbrook,

State: CA Zip: 94040

State: NV Zip: 89413

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

Print Name: First American Title Insurance Company

File Number: 141-2516867 NMP/ mk

Address: P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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