

A.P.N.: 1121-15-000-001
File No: 121-2518339 (BM)
R.P.T.T.: \$643.50

When Recorded Mail To: Mail Tax Statements To:
Christopher M. Baracosa
207 US Highway 395 S
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Clifford Simpson, Sr. and Kay Simpson husband and wife as joint tenants with right of survivorship

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

Christopher M. Baracosa, an unmarried man

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

PARCEL 1:

THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B. & M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA.

PARCEL 2:

AN EASEMENT FOR ROAD RIGHT-OF-WAY AS GRANTED BY DOCUMENT RECORDED SEPTEMBER 21, 1999 IN BOOK 999, PAGE 4222, AS INSTRUMENT NO. 477179 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

This legal description was previously recorded in document #0477178 BK 099PG4221

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: 03/15/2017

COPY

Cliff Simpson Sr
Cliff Simpson Sr

Kay Simpson
Kay Simpson

STATE OF ~~NEVADA~~)
Douglas) : ss.
COUNTY OF ~~WASHOE~~)
Clark

This instrument was acknowledged before me on 4-21-17 by
Cliff Simpson, Sr and Kay Simpson.

Mary Kelsh
Notary Public
(My commission expires: 11-06-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 15, 2017** under Escrow No. **121-2518339**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1121-15-000-001
 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: \$165,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$165,000.00
 d) Real Property Transfer Tax Due \$643.50

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: [Signature]

Capacity: [Signature]
 Capacity: _____

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

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

Print Name: Cliff Simpson, Sr and Kay Simpson
 Address: P.O. Box 541
 City: Gardnerville
 State: Nevada Zip: 89410

Print Name: Christopher M. Baracosa
 Address: 207 US Highway 395 S
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: First American Title Insurance Company
 Address: 5310 Kietzke Lane, Suite 100
 City: Reno

File Number: 121-2518339 BM/BM
 State: NV Zip: 89511-2043

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