

DOUGLAS COUNTY, NV
RPTT:\$1751.10 Rec:\$16.00
\$1,767.10 Pgs=3
2017-898076
05/02/2017 03:21 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-10-310-041

Escrow No. 00226969 - 016 - 17
RPTT 1,751.10
When Recorded Return to:
John Griffin
1018 La Rue Avenue
Reno, NV 89509
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,
Diane E. Valentine and Joseph F. Valentine , Wife and Husband as Joint Tenants


do(es) hereby Grant, Bargain, Sell and Convey to John W. Griffin and Felicia A. Griffin, Trustees of the JFG Family Trust dated September 24, 2015

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.

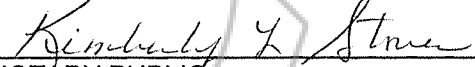
Witness my/our hand(s) this 1 day of May, 2017

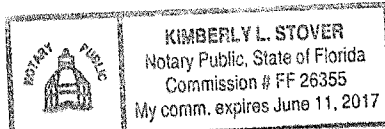

Diane E. Valentine,

Signed in counterpart
Joseph F. Valentine

STATE OF Florida
COUNTY OF

This instrument was acknowledged before me on May 1, 2017, .
by Diane E. Valentine


NOTARY PUBLIC



SPACE BELOW FOR RECORDER

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RPTT 1,751.10

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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 15 day of May, 2017

Signed in counterpart

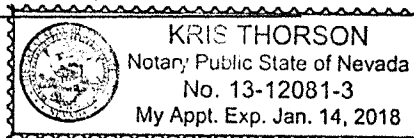
Diane E. Valentine

Joseph F. Valentine
Joseph F. Valentine

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on May 1, 2017,
by Joseph F. Valentine

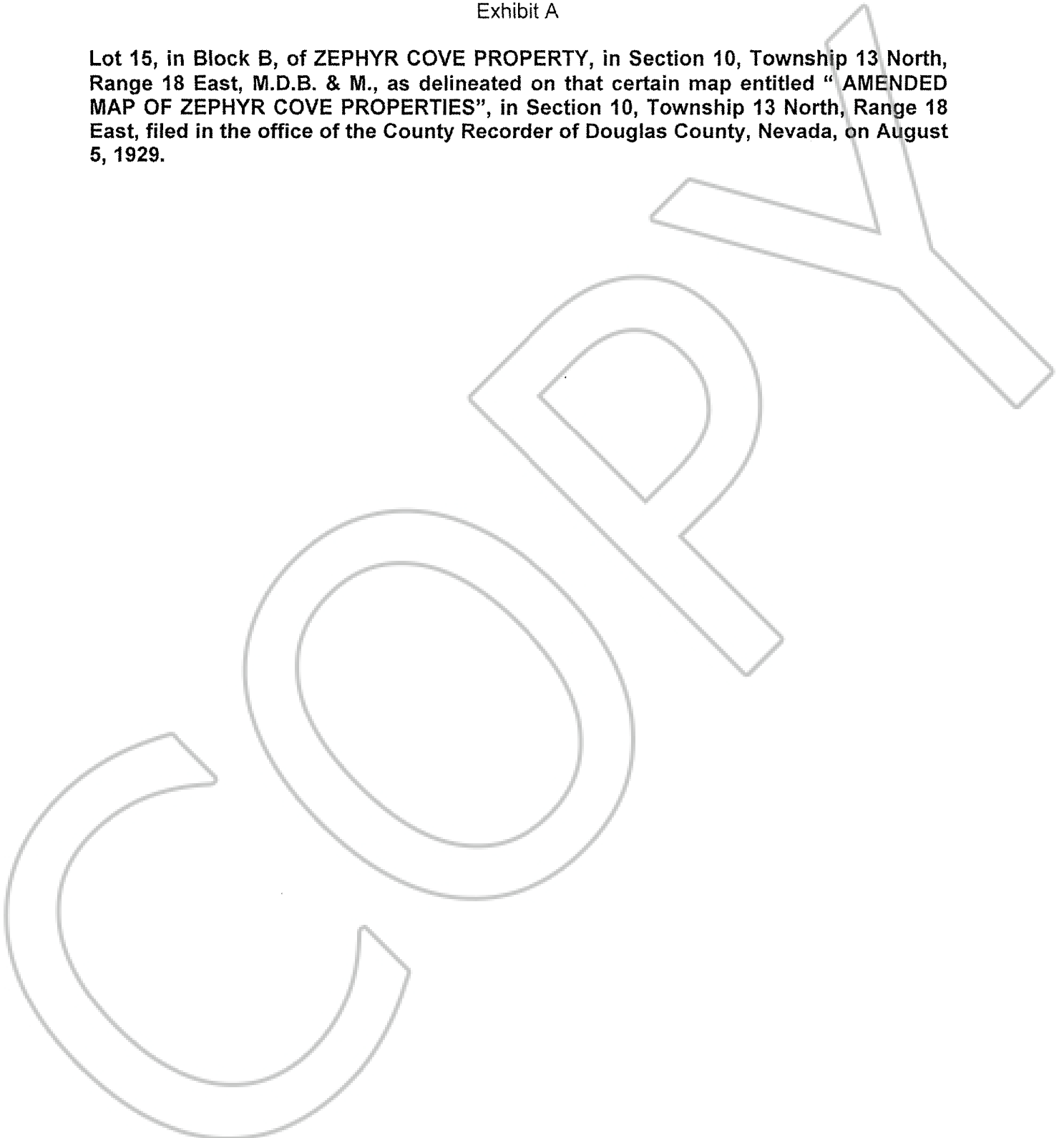
Kris Thorson
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 15, in Block B, of ZEPHYR COVE PROPERTY, in Section 10, Township 13 North, Range 18 East, M.D.B. & M., as delineated on that certain map entitled "AMENDED MAP OF ZEPHYR COVE PROPERTIES", in Section 10, Township 13 North, Range 18 East, filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929.



SPACE BELOW FOR RECORDER

1. APN: 1318-10-310-041

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$449,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$449,000.00
 Real Property Transfer Tax Due: \$ 1,751.10

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 <i>Diane E. Valentine</i>	Capacity grantor
Signature <i>Joseph F. Valentine</i>	Capacity grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Diane E. Valentine and Joseph F. Valentine	Print Name: John Griffin and Felicia A. Griffin, Trustee *
Address: P.O. Box 305	Address: 1018 La Rue Avenue
City/State/Zip: Minden, NV 89423	City/State/Zip: Reno, NV 89509

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00226969-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

* Of the JFG Family Trust dated 9/27/2015