

A.P.N.: 1219-16-002-022
File No: 143-2519926 (mk)
R.P.T.T.: \$678.60 C

When Recorded Mail To: Mail Tax Statements To:
Michael G. Millward as Trustee of the SFDCNV Trust dated
April 4, 2017
1591 Mono Avenue
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Michael L. Howell and Terri L. Howell as Trustees of the Michael and Terri Howell Family Trust dated

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

Michael G. Millward as Trustee of the SFDCNV Trust dated April 4, 2017

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

ALL THAT CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF SECTIONS 15 & 16, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF LOT 32, BLOCK 3 OF JOB'S PEAK RANCH, UNIT 1, DOCUMENT NO. 415114 AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 05, 1999 IN BOOK 299, PAGE 1198 AS INSTRUMENT NO. 460418, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ADJUSTED LOT 32 IN BLOCK 3 OF SAID JOB'S PEAK RANCH, UNIT 1, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED AREA:

BEGINNING AT A POINT ON THE WESTERLY LINE OF FIVE CREEK ROAD AS SHOWN ON JOB'S PEAK RANCH, UNIT 1, FROM WHICH THE NORTHEASTERLY CORNER OF SAID LOT 32 BEARS NORTH 19°22'21" EAST, 37.22 FEET; THENCE ALONG SAID LINE OF FIVE CREEK ROAD SOUTH 14°09'49" WEST, 28.27 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE 74.18 FEET THROUGH A CENTRAL ANGLE OF 12°41'11", THE CHORD OF SAID CURVE IS SOUTH 07°49'13" WEST, 74.02 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 20.20 FEET THROUGH A CENTRAL ANGLE OF 77°08'46", THE CHORD OF SAID CURVE IS SOUTH 40°03'01" WEST, 18.71 FEET TO A POINT ON THE NORTHERLY LINE OF SUMMIT RIDGE WAY AS SHOWN ON JOB'S PEAK

RANCH UNIT 1, AND THE BEGINNING OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 1175.00 FEET; THENCE ALONG SAID LINE OF SUMMIT RIDGE WAY SOUTHWESTERLY ALONG SAID CURVE 64.60 FEET THROUGH A CENTRAL ANGLE OF 03°09'01", THE CHORD BEARING OF SAID CURVE IS SOUTH 77°02'54" WEST, 64.60 FEET TO A POINT OF CUSP AND THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET; THE RADIUS POINT OF SAID CURVE BEARS NORTH 18°13'39", WEST; THENCE LEAVING SAID LINE OF SUMMIT RIDGE WAY NORTHEASTERLY ALONG SAID CURVE 57.62 FEET THROUGH A CENTRAL ANGLE OF 44°00'56"; THE CHORD BEARING OF SAID CURVE IS NORTH 49°45'53" EAST, 56.21 FEET; THENCE NORTH 27°45'25" EAST, 105.36 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 29, 2010, IN BOOK 610, PAGE 5755, AS INSTRUMENT NO. 766214.

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: 04/17/2017

Michael L. Howell and Terri L. Howell as
Trustees of the Michael and Terri Howell Family
Trust dated

Michael L. Howell TRUSTEE
Michael L. Howell, Trustee

Terri L. Howell TRUSTEE
Terri L. Howell, Trustee

STATE OF)
) : ss.
COUNTY OF)

This instrument was acknowledged before me on _____ by
Michael L. Howell and Terri L. Howell, Trustees.

please see attached.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 17, 2017** under Escrow No. **143-2519926**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-16-002-022
- 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'/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: \$174,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$174,000.00
- d) Real Property Transfer Tax Due \$678.60

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: *Michael G. Howell*
Signature: *Terrill Howell*

Capacity: *TRUSTEE*
Capacity: *TRUSTEE*

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Howell Family Trust dated
Address: 11884 Saint Moritz Terrace
City: San Diego
State: CA Zip: 92131

Print Name: 2017
Address: 1591 Mono Avenue
City: Minden
State: NV Zip: 89423

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

Print Name: First American Title Insurance Company File Number: 143-2519926 mk/mk
Address: 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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