

A.P.N.: 1420-08-313-014
File No: 143-2520137 (SC)
R.P.T.T.: \$1,259.70

When Recorded Mail To: Mail Tax Statements To:
Catherine G. Schambra
3455 Long Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

David E. Nelson and Jeanne M. Shizuru as Trustees of Nelson-Shizuru Revocable Living Trust dated the 20th day of January 2015

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

Catherine G. Schambra, an unmarried woman and Debra K. Schambra, an unmarried woman as joint tenants with right of survivorship

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

LOT 40, IN BLOCK D, AS SET FORTH ON THAT CERTAIN FINAL MAP LDA #99-054-03 SUNRIDGE HEIGHTS III, PHASE 3, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 5, 2000, IN BOOK 0600, PAGE 880, AS DOCUMENT NO. 493409, AND BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 3, 2000, IN BOOK 1100, PAGE 470, AS DOCUMENT NO. 502691 AND ALSO CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 19, 2003, IN BOOK 203, PAGE 7315, AS DOCUMENT NO. 567498.

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: 04/21/2017

David E. Nelson and Jeanne M. Shizuru, as
Trustees of Nelson-Shizuru Revocable Living
Trust dated 20th day of January, 2015

David E. Nelson, Trustee

David E. Nelson, Trustee

Jeanne M. Shizuru, Trustee

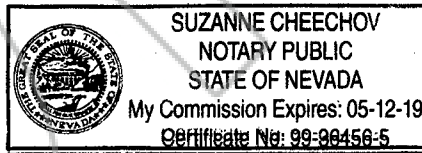
Jeanne M. Shizuru, Trustee

STATE OF **NEVADA**)
)
) **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 5-19-2017 by
David E. Nelson and Jeanne M. Shizuru.

Suzanne Cheechov
Notary Public

(My commission expires: 5-12-2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 21, 2017** under Escrow No. **143-2520137**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-08-313-014
- 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: \$323,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$323,000.00
- d) Real Property Transfer Tax Due \$1,259.70

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: *David E. Nelson*
 Signature: _____

Capacity: *Trustee*
 Capacity: _____

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

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

David E. Nelson and Jeanne M. Shizuru, as Trustees of Nelson-Shizuru Revocable L
 Print Name: Shizuru Revocable L
 Address: Po Box 723
 City: Gardnerville
 State: NV Zip: 89410

Catherine G. Schambra
 Print Name: Catherine G. Schambra
 Address: 3455 Long Drive
 City: Minden
 State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company File Number: 143-2520137 SC/ SC
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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