

DOUGLAS COUNTY, NV **2017-899343**
RPTT:\$1443.00 Rec:\$15.00
\$1,458.00 Pgs=2 **05/31/2017 09:34 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-23-812-023

Escrow No. 00228231 - 016 - 17
RPTT 1,443.00
When Recorded Return to:
WOW VO Investments LLC
P.O. Box 10193
Zephyr Cove, NV 89448

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,
Stephen Paul Tracy and Franca Tracy, husband and wife as joint tenants

do(es) hereby Grant, Bargain, Sell and Convey to
WOW VO Investments-Series 1, LLC, a Nevada limited liability company

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 30 day of May, 2017


Stephen Paul Tracy
Stephen Paul Tracy

Franca Tracy
Franca Tracy

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on may 30, 2017,
by Stephen Paul Tracy and Franca Tracy

Dena Reed
NOTARY PUBLIC

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2019

SPACE BELOW FOR RECORDER

Exhibit A

PARCEL 1:

Lot 26, in Block B, of KINGSBURY HEIGHTS SUBDIVISION, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 5, 1959, in Book 1 of Maps, as Document No. 14738.

EXCEPTING THEREFROM all that portion of said Lot 26 described as follows:

Beginning at the Southwest corner of said Lot 26; thence along the Westerly line of said Lot 26, North 4°32'11" West 29.00 feet; thence North 85°27'49" East 17.00 feet; thence South 44°08'52" East 37.64 feet to a point on the Southerly line of said Lot 26; thence along said Southerly line, South 85°27'49" West 41.00 feet to the point of beginning.

TOGETHER WITH that portion of Lot 27, in Block B, of KINGSBURY HEIGHTS SUBDIVISION, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 5, 1959, in Book 1 of Maps, as Document No. 14738, described as follows:

Beginning at the Northeast corner of said Lot 27; thence along the Easterly line of said Lot 27, South 12°06'44" East 10.09 feet; thence South 85°27'49" West 67.00 feet; thence North 27°56'42" West 10.90 feet to a point on the Northerly line of said Lot 27; thence along said Northerly line, North 85°27'49" East 70.00 feet to the point of beginning.

PARCEL 2:

An Easement beginning at the Southwest corner of said Lot 26; thence North 04°32'11" West 15.00 feet to the True Point of Beginning; thence North 04°32'11" West 14.00 feet; thence North 85°27'49" East 17.00 feet; thence South 44°08'52" East 18.17 feet; thence South 85°27'49" West 28.59 feet to the True Point of Beginning, as reserved in Grant, Bargain, Sale Deed recorded August 10, 1978, in Book 878, Page 844, as Document No. 23944, re-recorded August 21, 1978, in Book 878, Page 1742, as Document No. 24358 and re-recorded October 3, 1978, in Book 1078, Page 195, as Document No. 25947, Official Records, Douglas County, Nevada.

NOTE: Said legal description previously recorded in Grant, Bargain and Sale Deed recorded July 13, 1998, in Book 798, Page 2269, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

1. APN: 1318-23-812-023

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: \$370,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$370,000.00
 Real Property Transfer Tax Due: \$ 1,443.00

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>Stephen Paul Tracy</i>	Capacity grantor
Signature _____	Capacity grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <i>Stephen Paul Tracy and Evanna Tracy</i>	Print Name: WOW VO Investments LLC
Address: 175 Hall Court	Address: P.O. Box 10193
City/State/Zip: Stateline, NV 89449	City/State/Zip: Zephyr Cove, NV 89448

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00228231-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)