

A.P.N.: 1420-35-310-030
File No: 143-2519707 (SC)
R.P.T.T.: \$1,907.10

When Recorded Mail To: Mail Tax Statements To:
Phouvay Sadabseng and Leah Sadabseng
2671 Skyline Dr
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Beverly J. Swain, as sole trustee of the Swain Living Trust, dated March 24, 1988

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

Phouvay Sadabseng and Leah Sadabseng, husband and wife as joint tenants with right of survivorship

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

LOT 61 IN BLOCK E AS SET FORTH ON THE FINAL SUBDIVISION MAP FSM # 94-04-01 FOR SKYLINE RANCH PHASE I FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 11, 2001 IN BOOK 0501, OF OFFICIAL RECORDS, PAGE 3298 AS DOCUMENT NO. 514006.

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: 04/12/2017

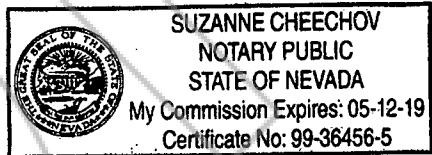
Beverly J. Swain, as Sole Trustee of the Swain
Living Trust Dated March 24, 1988

Beverly J. Swain, Trustee
Beverly J. Swain, Trustee

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

This instrument was acknowledged before me on 5-30-17 by
BEVERLY J. SWAIN

Suzanne Cheechov
Notary Public
(My commission expires: 5-12-2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 12, 2017** under Escrow No. **143-2519707**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-35-310-030
- 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: \$489,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$489,000.00
- d) Real Property Transfer Tax Due \$1,907.10

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: _____

Capacity: Officer
Capacity: _____

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

Beverly J. Swain, as Sole Trustee
of the Swain Living Trust dated
Print Name: March 24, 1988
Address: 33 TERRELL LANE
City: WELLINGTON
State: NV Zip: 89444

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

Phouvay Sadabseng and
Print Name: Leah Sadabseng
Address: 2671 Skyline Dr
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: 143-2519707 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)