

A.P.N.: 1318-15-712-008
File No: 141-2523108 (NMP)
R.P.T.T.: \$3,022.50 C

When Recorded Mail To: Mail Tax Statements To:
The JoAnn Lincoln Trust
825 Capitola Avenue
Capitola CA 95010

GRANT, BARGAIN and SALE DEED

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

Brad R. Dorton, an unmarried man

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

JoAnn Lincoln, Trustee of The JoAnn Lincoln Trust, dated December 2, 2015

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

**LOT 1 IN BLOCK E AS SHOWN ON THE MAP OF ROUND HILL VILLAGE UNIT NO. 4,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF
NEVADA, ON APRIL 25, 1966, AS DOCUMENT NO. 31837.**

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: 06/19/2017


Brad R. Dorton
Brad R. Dorton

STATE OF **NEVADA**)
) : SS.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 7-7-2017 by **Brad R. Dorton.**

J. Lane
Notary Public
(My commission expires: 2/15/2021)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 19, 2017** under Escrow No. **141-2523108**.


J. LANE
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF DOUGLAS
My Comm. Expires 02-15-2021
Certificate No. 98-1380-5

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-15-712-008
- 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: \$775,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$775,000.00
- d) Real Property Transfer Tax Due: \$3,022.50

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 375.080 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: *Brad R. Dorton*
 Signature: _____

Capacity: *Grantor*
 Capacity: _____

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

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

Print Name: Brad R. Dorton
 Address: PO Box 11922
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: The JoAnn Lincoln Trust
 Address: 825 Capitola Ave
 City: CAPITOLA
 State: CA Zip: 95010

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

First American Title Insurance
 Print Name: Company
 Address: P.O. Box 645
 City: Zephyr Cove

File Number: 141-2523108 NMP/ NMP
 State: NV Zip: 89448

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