

A.P.N.: 1318-26-101-034
File No: 141-2522147 (JL)
R.P.T.T.: \$1,735.50

When Recorded Mail To: Mail Tax Statements To:
William J. Curtis
7 Josette Ct.
Petaluma , CA 94952

GRANT, BARGAIN and SALE DEED

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

John D. McAndrew, a single man

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

William J. Curtis Trustee of the William J. Curtis Revocable Trust, created by declaration of Trust, dated April 14, 2004

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

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1, AS SHOWN ON THAT CARRILLO PARCEL MAP RECORDED JANUARY 19, 1977, IN BOOK 177 OF OFFICIAL RECORDS, AT PAGE 822, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 06241.

THAT PORTION OF PARCEL 2 BECOMING A PORTION OF PARCEL 1 AS SUCH PARCELS ARE SHOWN ON THAT CARRILLO PARCEL MAP FILED ON JANUARY 19, 1977, IN BOOK 177 OF PARCEL MAPS, AT PAGE 822, IN DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 06241, WHICH PARCELS ARE SITUATED IN THE PALADY TRACT WHICH IS A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, T 13 N, R 20 E, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR LOCATED AT THE SOUTHEAST CORNER OF PARCEL 2 AS SHOWN ON THE AFOREMENTIONED PARCEL MAP, DOCUMENT NO. 06241; THENCE ALONG THE EASTERLY LOT LINE OF PARCEL 2 NORTH 00°08'00" EAST, 79.00 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 1; THENCE ALONG THE SOUTHERLY PROPERTY LINE OF PARCEL 1 NORTH 89°46'00" WEST, 51.76 FEET TO THE TRUE POINT OF BEGINNING.

THENCE FROM THE TRUE POINT OF BEGINNING AND LEAVING SAID PROPERTY LINE SOUTH 68°06'59" WEST, 25.07 FEET; THENCE NORTH 89°12'04" WEST, 27.29 FEET; THENCE SOUTH 66°19'00" WEST, 45.37 FEET TO A POINT ON THE WESTERLY PROPERTY LINE OF PARCEL 2; THENCE CONTINUING ALONG SAID PROPERTY LINE NORTH 0°08'00" EAST 27.56 FEET TO THE NORTHWEST CORNER OF PARCEL 2; THENCE ALONG THE NORTHERLY PROPERTY LINE OF PARCEL 2 SOUTH 89°46'00" EAST, 92.04 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION OF PARCEL 1 BECOMING A PORTION OF PARCEL 2 AS SUCH PARCELS ARE SHOWN ON THAT CARRILLO PARCEL MAP FILED ON JANUARY 19, 1977, IN BOOK 177 OF PARCEL MAPS, AT PAGE 822, IN DOUGLAS COUNTY, NEVADA, DOCUMENT NO. 06241, WHICH PARCELS ARE SITUATED IN THE PALADY TRACT WHICH IS A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, T 13 N, R 20 E, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR LOCATED AT THE SOUTHEAST CORNER OF PARCEL 2 AS SHOWN ON AFOREMENTIONED PARCEL MAP DOCUMENT NO. 06241; THENCE ALONG THE EASTERLY LOT LINE OF PARCEL 2 NORTH 0°08'00" EAST, 79.00 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 1 TO THE TRUE POINT OF BEGINNING.

THENCE, FROM THE TRUE POINT OF BEGINNING ALONG THE SOUTHERLY PROPERTY LINE OF PARCEL 1 NORTH 89°46'00" WEST, 51.76 FEET; THENCE LEAVING SAID PROPERTY LINE NORTH 68°06'59" EAST, 0.87 FEET; THENCE NORTH 49°40'47" EAST, 66.97 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF PARCEL 1; THENCE CONTINUING ALONG SAID EASTERLY PROPERTY LINE OF PARCEL 1 SOUTH 0°08'00" EAST, 43.87 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 30, 2008, IN BOOK 408, PAGE 7486, AS INSTRUMENT NO. 722417.

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: 05/31/2017


John D. McAndrew
John D. McAndrew

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

This instrument was acknowledged before me on 7-6-2017 by **John D. McAndrew.**

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

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 31, 2017** under Escrow No. **141-2522147.**

 J. LANE
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF DOUGLAS
My Comm. Expires 02-15-2021
Certificate No. 99-1380-5

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-26-101-034
 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: \$445,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$445,000.00
 d) Real Property Transfer Tax Due \$1,735.50

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 375.060 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] Capacity: Grantor
 Signature: _____ Capacity: _____

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

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

Print Name: John D. McAndrew
 Address: PO Box 4187
 City: Stateline
 State: NV Zip: 89449

Print Name: William J. Curtis
 Address: 7 Josette Ct.
 City: Petaluma
 State: CA Zip: 94952

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

First American Title Insurance
 Print Name: Company File Number: 141-2522147 JL/ JL
 Address P.O. Box 645
 City: Zephyr Cove State: NV Zip: 89448

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