

2017-901717

07/21/2017 02:18 PM

A.P.N.: 1320-30-512-030
File No: 143-2522916 (NF)
R.P.T.T.: \$1,944.15

When Recorded Mail To:
Paul Andrew and Patricia Andrew
PO BOX 1544
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

Custom Craft Builders, LLC, a Nevada Limited Liability Company

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

Paul Andrew and Patricia Andrew, 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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS "EXHIBIT A".

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: 07/18/2017

Custom Craft Builders, LLC, a Nevada limited liability company

By: *Kimball A. Posnien*
Name: Kimball A. Posnien
Title: Manager

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

This instrument was acknowledged before me on 07/20/2017 by **Kimball A. Posnien**

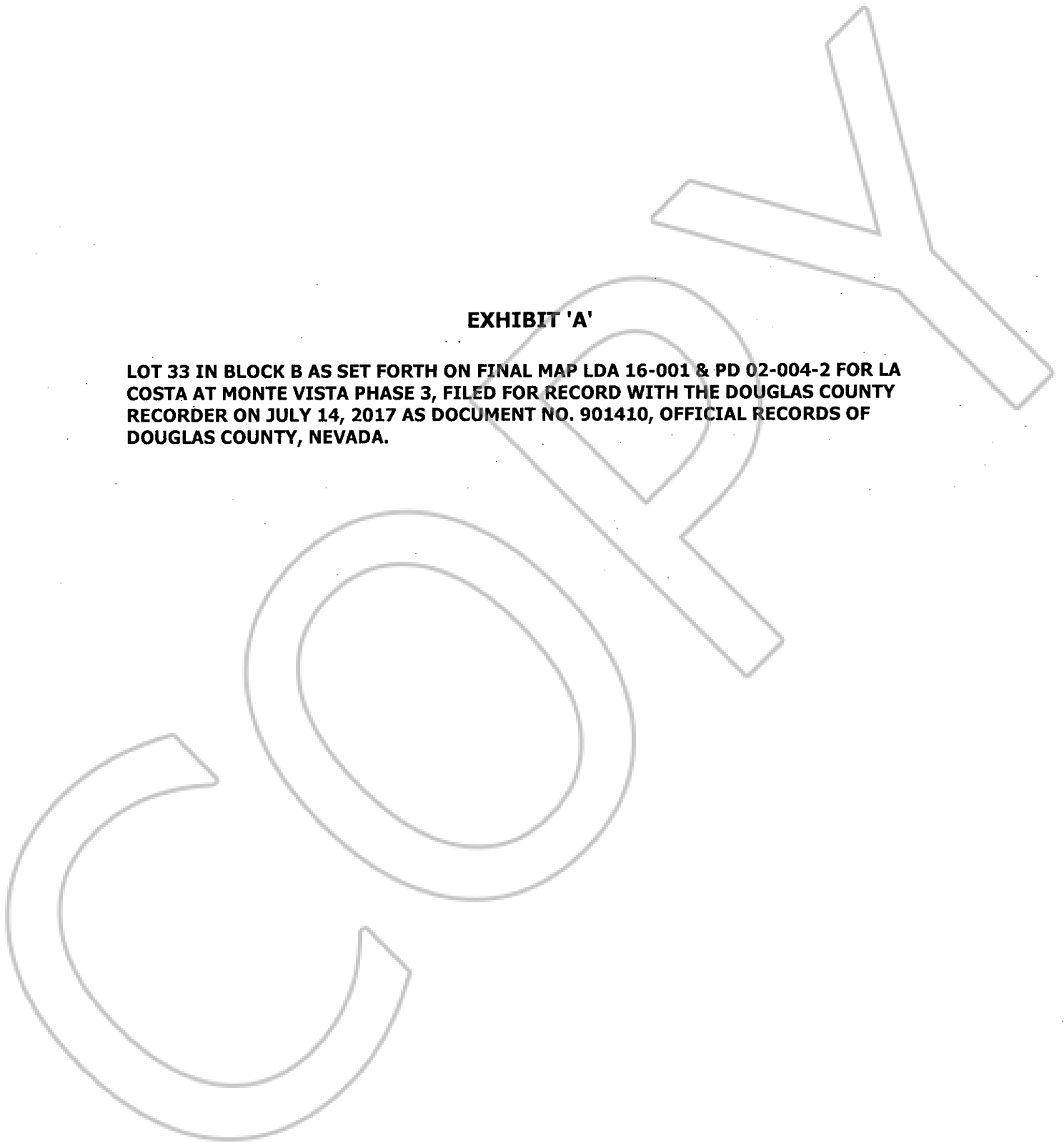
Natalie Frey
Notary Public
(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 18, 2017** under Escrow No. **143-2522916**.

EXHIBIT 'A'

LOT 33 IN BLOCK B AS SET FORTH ON FINAL MAP LDA 16-001 & PD 02-004-2 FOR LA COSTA AT MONTE VISTA PHASE 3, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON JULY 14, 2017 AS DOCUMENT NO. 901410, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-30-511-043
 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: \$498,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$498,500.00
 d) Real Property Transfer Tax Due \$1,944.15

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: *Michael* Capacity: *agent*
 Signature: _____ Capacity: _____

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

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

Print Name: Custom Craft Builders, LLC
 Address: 440 Foothill Rd
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Paul Andrew and Patricia Andrew
 Address: PO BOX 1544
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: First American Title Insurance Company File Number: 143-2522916 NF/ NF
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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