

A.P.N.: 1320-32-611-005  
File No: 143-2522392 (mk)  
R.P.T.T.: \$1,072.50

When Recorded Mail To: Mail Tax Statements To:  
Jonathan Graham Mastin and Laura Kathleen Mastin  
1510 Wildrose Drive  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Thomas L. Lovell and Shannon L. Lovell, in equal shares as to an undivided 50% interest and Walter T. Hendrix, an unmarried man as to an undivided 50% interest, as tenants in common

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

Jonathan Graham Mastin and Laura Kathleen Mastin, husband and wife as community property with right of survivorship

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

**LOT 13, AS SHOWN ON THE MAP OF WILDROSE SUBDIVISION PLAT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON OCTOBER 28, 1964, AS DOCUMENT NUMBER 26425.**

Subject to This document has been executed in counter-part and shall be deemed as one

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: 06/06/2017

Walter Hendrix  
Walter Hendrix

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

This instrument was acknowledged before me on 7/21/17 by **Walter Hendrix.**

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **7-20-2017** under Escrow No. **143-2522392**.

Walter Hendrix

~~Thomas L. Lovell~~

Shannon L. Lovell

STATE OF NV )  
COUNTY OF Douglas ) **ss.**

This instrument was acknowledged before me on 7-30-17 by ~~Thomas L. Lovell and Shannon L. Lovell~~

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **7-20-2017** under Escrow No. **143-2522392**.

\_\_\_\_\_  
Walter Hendrix

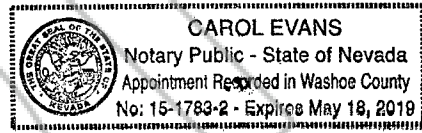
\_\_\_\_\_  
Thomas L. Lovell

\_\_\_\_\_  
Shannon L. Lovell

STATE OF Nevada )  
COUNTY OF Washoe ) ss.

This instrument was acknowledged before me on 8/1/17 by  
~~Thomas L. Lovell and~~ Shannon L. Lovell.

Carol Evans  
Notary Public  
(My commission expires: 5/18/19)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **7-20-2017** under Escrow No. **143-2522392**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-32-611-005
- 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: \$275,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$275,000.00
- d) Real Property Transfer Tax Due \$1,072.50

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: *Walter Hendrix*

Capacity: *agent*

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Walter Hendrix

Print Name: Jonathan G. Mastin and

Address: PO BOX 856

Print Name: Laura K. Mastin

City: Paradise

Address: 1510 Wildrose Drive

State: CA Zip: 95967-0856

City: Gardnerville

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

Print Name: Company

File Number: 143-2522392 mk/ mk

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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