

A.P.N.: 1022-16-002-074
File No: 143-2524513 (NF)
R.P.T.T.: \$1,134.90

When Recorded Mail To: Mail Tax Statements To:
Joe Stephen Gable
3710 Andesite Road
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

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

Claudette Springmeyer, Administrator of the Estate of Francis Arthur Clermont aka
Francis Clermont

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

Joe Stephen Gable, an unmarried man

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

**LOT 52, IN BLOCK K, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 4,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF
NEVADA, ON NOVEMBER 16, 1970, IN BOOK 1 OF MAPS, PAGE 224, AS DOCUMENT
NO. 50212.**

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: 08/09/2017

Claudette Springmeyer, as Administrator of The
Estate of Francis Arthur Clermont aka Francis
Clermont

Claudette Springmeyer
Claudette Springmeyer, Administrator

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

This instrument was acknowledged before me on 08/09/2017 by
Claudette Springmeyer, Administrator .

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 09, 2017** under Escrow No. **143-2524513**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-16-002-074
- 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: \$291,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$291,000.00
- d) Real Property Transfer Tax Due \$1,134.90

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: *CMJ*
Signature: _____

Capacity: *E Officer*
Capacity: _____

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

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

Claudette Springmeyer,
Administrator of the Estate of
Francis Arthur Clermont aka
Print Name: Francis Clermont
Address: PO Box 1059
City: MINDEN
State: NV Zip: 89423

Print Name: Joe Stephen Gable
Address: 3710 Andesite Road
City: Wellington
State: NV Zip: 89444

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2524513 NF/ NF
State: NV Zip: 89423

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