

A.P.N.: 1022-16-002-051  
File No: 143-2524019 (NF)  
R.P.T.T.: \$643.50

When Recorded Mail To: Mail Tax Statements To:  
Timothy A. Hipwell  
3752 Andesite Road  
Wellington, NV 89444

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

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

William Lee Taylor an unmarried man and Debra Lea Sheld an unmarried woman, as joint tenants

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

Timothy A. Hipwell, a single man

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

**LOT 22 IN BLOCK J 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: 08/22/2017

William Lee Taylor

William Lee Taylor

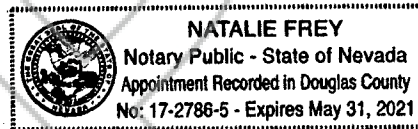
Debra Lea Shield

Debra Lea Shield

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

This instrument was acknowledged before me on 08/16/2017 by **William Lee Taylor.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 10, 2017** under Escrow No. **143-2524019**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-16-002-051
- 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: \$165,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$165,000.00
- d) Real Property Transfer Tax Due \$643.50

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: *William Lee Taylor*  
Signature: \_\_\_\_\_

Capacity: *E. Officer*  
Capacity: \_\_\_\_\_

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

Print Name: William Lee Taylor & *DEBRA LEA STEED*  
Address: PO Box 523  
City: Wellington  
State: NV Zip: 89444

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

Print Name: Timothy A. Hipwell  
Address: 3752 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 File Number: 143-2524019 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)