

A.P.N.: 1420-28-113-003  
File No: 143-2523469 (mk)  
R.P.T.T.: \$1,673.10

When Recorded Mail To: Mail Tax Statements To:  
Stephen E. Moyano and Tempie A. Moyano  
2040 Benton St  
Santa Clara, CA 95050

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

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

PHYLLUS M. LIDSTER, Trustee of the "Lidster Residual Trust," as to an undivided one-half (1/2) interest, and PHYLLUS M. LIDSTER, Trustee of the "Lidster Survivor's Trust," as to an undivided one-half (1/2) interest

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

Stephen E. Moyano and Tempie A. Moyano, 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:

**LOT 227, IN BLOCK E, AS SHOWN ON THE FINAL MAP #PD99-02-04 FOR SARATOGA SPRINGS ESTATES UNIT NO. 4, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 19, 2000, IN BOOK 500, PAGE 4445 AS DOCUMENT NO. 492337, AND AS SHOWN ON CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 30, 2000, IN BOOK 1100, PAGE 6042, AS DOCUMENT NO. 504169.**

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: 06/26/2017

Phyllus M. Lidster, Trustee of The Lidster Residual Trust, as to an undivided one-half interest and Phyllus M. Lidster, Trustee of The Lidster Survivor's Trust, as to an undivided one-half interest

Phyllus M. Lidster  
Phyllus M. Lidster, Trustee

Phyllus M. Lidster  
Phyllus M. Lidster, Trustee

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

This instrument was acknowledged before me on 8-15-17 by **Phyllus M. Lidster, Trustee**

Mary Kelsh  
Notary Public  
(My commission expires: 8-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 26, 2017** under Escrow No. **143-2523469**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-28-113-003  
 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'/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: \$429,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$429,000.00  
 d) Real Property Transfer Tax Due \$1,673.10

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: *M. S. S. S.*  
 Signature: \_\_\_\_\_

Capacity: *agent*  
 Capacity: \_\_\_\_\_

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

Print Name: The Lidster Residual Trust and  
The Lidster Survivor's Trust  
 Address: 1340 Brooke Way  
 City: Gardnerville  
 State: NV Zip: 89410

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

Print Name: Stephen E. Moyano and  
Tempie A. Moyano  
 Address: 2040 Benton St  
 City: Santa Clara  
 State: CA Zip: 95050

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

Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2523469 mk/ mk  
 State: NV Zip: 89423

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