

A.P.N.: 1318-23-210-027
File No: 141-2524581 (JL)
R.P.T.T.: \$1,540.50 C

When Recorded Mail To: Mail Tax Statements To:
Preston D. Prouty
1401 Val Verde Ct.
Denton , TX 76210-3454

GRANT, BARGAIN and SALE DEED

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

Randall E. McDougall and Marie Elaine McDougall, husband and wife, as community property with right of survivorship

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

Preston D. Prouty, an unmarried man

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

LOT 40 OF LAKE VILLAGE UNIT NO. 2-A, AS SHOWN ON THE OFFICIAL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 9, 1972 AS DOCUMENT NO. 61076.

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: 07/20/2017

Randall E. McDougall

Randall E. McDougall

Marie Elaine McDougall

Marie Elaine McDougall


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

This instrument was acknowledged before me on Sept 8, 2017 by **Randall E. McDougall and Marie Elaine McDougall.**

Jane

Notary Public
(My commission expires: 2/15/17)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 20, 2017** under Escrow No. **141-2524581.**

 J. LANE
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF DOUGLAS
My Comm. Expires 02-15-2021
Certificate No. 98-1380-5

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-23-210-027
- 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: \$395,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$395,000.00
- d) Real Property Transfer Tax Due \$1,540.50

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: *Randall E. McDougall*

Capacity: *Grantor*

Signature: _____

Capacity: _____

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

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

Print Name: Randall E. McDougall and Marie Elaine McDougall

Address: 18318 Olympic View Drive

City: Edmonds

Print Name: Preston D. Prouty

Address: 1401 Val Verde Ct.

City: Denton

State: WA Zip: 98020

State: TX Zip: 76210-3454

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

First American Title Insurance

Print Name: Company

Address: P.O. Box 645

City: Zephyr Cove

File Number: 141-2524581 JL/ JL

State: NV Zip: 89448

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