

A.P.N.: 1420-33-411-009  
File No: 143-2525940 (NF)  
R.P.T.T.: \$1,443.00

When Recorded Mail To: Mail Tax Statements To:  
David L Dixon and Amy M Gavin  
2639 Fawn Fescue Court  
Minden, NV 89423

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

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

Francine Tabasa-Lopes, Trustee of the Wayne L. Lopes and Francine Tabasa-Lopes Living Trust, dated March 7, 2002

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

David L Dixon and Amy M Gavin, 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 4 AS SET FORTH UPON THAT SUBDIVISION MAP ENTITLED WILDHORSE ANNEX UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, RECORDED JANUARY 6, 1994 IN BOOK 194 AT PAGE 1080, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA AS DOCUMENT NO. 327012.**

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: 08/17/2017

Francine Tabasa-Lopes, Trustee of the Wayne L. Lopes and Francine Tabasa-Lopes Living Trust, dated March 7, 2002

*Francine Tabasa-Lopes*  
Francine Tabasa-Lopes, Trustee

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

This instrument was acknowledged before me on 9/20/17 by **Francine Tabasa-Lopes**

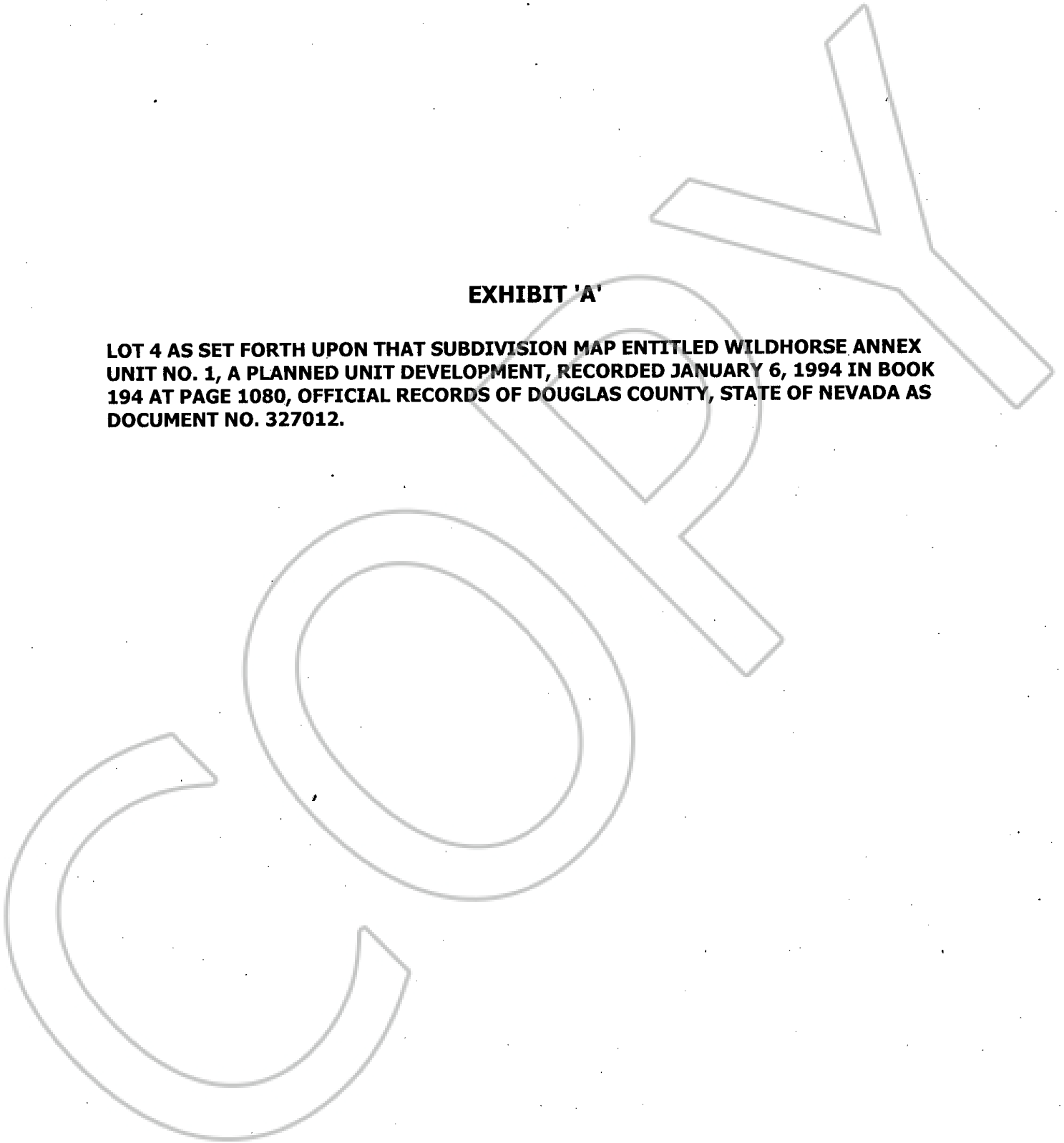
*Natalie Frey*  
Notary Public  
(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 17, 2017** under Escrow No. **143-2525940**.

**EXHIBIT 'A'**

**LOT 4 AS SET FORTH UPON THAT SUBDIVISION MAP ENTITLED WILDHORSE ANNEX  
UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, RECORDED JANUARY 6, 1994 IN BOOK  
194 AT PAGE 1080, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA AS  
DOCUMENT NO. 327012.**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-33-411-009
- 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: \$370,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$370,000.00
- d) Real Property Transfer Tax Due \$1,443.00

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: *Francine Tabasa-Lopes*  
Signature: \_\_\_\_\_

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

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

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

Print Name: Francine Tabasa-Lopes, Trustee  
Address: 1491 Denwood Dr  
City: San Jose  
State: CA Zip: 95118

Print Name: David L Dixon and Amy M Gavin  
Address: 2639 Fawn Fescue Court  
City: Minden  
State: NV Zip: 89423

**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: 143-2525940 NF/ NF  
State: NV Zip: 89423

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