

A.P.N.: 1318-15-802-004
File No: 141-2523279 (JL)
R.P.T.T.: \$507.00 C

When Recorded Mail To: Mail Tax Statements To:
Stephen R. Johnson
245 E. Liberty Street Ste 100
Reno , NV 89501

DOCUMENT EXECUTED IN COUNTERPART

GRANT, BARGAIN and SALE DEED

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

William Thomas Clements and Sandra Clements Noel each as to an undivided 1/2 interest
as tenants in common

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

Stephen R. Johnson, an unmarried man

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

A PARCEL OF LAND LYING WHOLLY WITHIN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CENTERLINE TERMINUS OF THAT CERTAIN TANGENT ON MCFAUL WAY, DESIGNATED AS N 25°11'00" WEST 232.77 FEET AND AS SHOWN ON THAT CERTAIN MAP ENTITLED ROUND HILL VILLAGE UNIT NO. 1 RECORDED AS DOCUMENT NO. 27741, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; THENCE S 64°49'00" WEST 30.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF MCFAUL WAY; THENCE ALONG SAID RIGHT OF WAY S 25°11'00" EAST 14.77 FEET TO A 5/8" DIA. REBAR AT THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY S 84°24'00" WEST 113.00 FEET TO A SIMILAR BAR; THENCE N 08°36'00" WEST 15.00 FEET TO A SIMILAR BAR; THENCE S 81°24'00" WEST 10.00 FEET TO A SIMILAR BAR; THENCE S 12°36'00" EAST 62.32 FEET TO A CONCRETE NAIL AND BRASS SEAL STAMPED R.L.S. 1635 SET IN THE WALL OF A BROILER HOUSE (16 INCHES ABOVE THE GROUND); THENCE ALONG SAID WALL NORTH 81°02'37" EAST 8.20 FEET TO A SIMILAR SEAL AT THE CORNER OF SAID BROILER HOUSE; THENCE NORTH 83°20'46" EAST 123.89 FEET TO THE SOUTHWESTERLY RIGHT OF WAY OF MCFAUL WAY; THENCE ALONG SAID RIGHT OF WAY NORTH 25°11'00" WEST 47.38 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED

PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 4, 1972 IN BOOK 96, PAGE 300, DOCUMENT NO. 57633.

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: 09/21/2017

DRAFT

William Thomas Clements

William Thomas Clements

Sandra Clements Noel

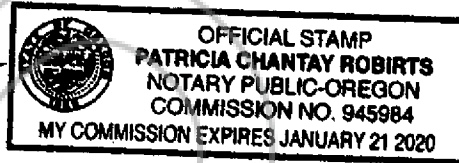
STATE OF

~~NEVADA~~ Oregon PR 912717

: ss.

COUNTY OF

~~DOUGLAS~~ Deschutes PR 912717



This instrument was acknowledged before me on sep 21, 2017 by ~~William Thomas Clements and Sandra Clements Noel~~

Patricia Roberts

Notary Public

(My commission expires: Jan 21, 2020)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 21, 2017** under Escrow No. **141-2523279**.

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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: 09/21/2017

COOPER

William Thomas Clements

Sandra Clements Noel

Sandra Clements Noel

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



This instrument was acknowledged before me on September 22, 2017 by ~~William Thomas Clements and~~ Sandra Clements Noel.

Lenneke Anne Horton
Notary Public

(My commission expires: Sep 11, 2020)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **September 21, 2017** under Escrow No. **141-2523279**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-15-802-004
 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: \$130,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$130,000.00
 d) Real Property Transfer Tax Due \$507.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
 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: Sandra Clements Noel Capacity: seller-co-owner
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: William Thomas Clements
 Address: 290 Riverwood Street
 City: Richland
 State: WA Zip: 99352

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Stephen R. Johnson
 Address: 245 E. Liberty Street Ste 100
 City: Reno
 State: NV Zip: 89501

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 141-2523279 JL/ JL
 Address P.O. Box 645
 City: Zephyr Cove State: NV Zip: 89448

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