

DOUGLAS COUNTY, NV **2017-905760**  
RPTT:\$7917.00 Rec:\$35.00  
\$7,952.00 Pgs=2 10/18/2017 01:22 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1418-03-301-008

Escrow No. 00231320 - 016 - 17  
RPTT 7,917.00  
When Recorded Return to:  
**Gregg D. Westerbeck**  
**647 Lake Shore Blvd. #1615**  
**Zephyr Cove, NV 89448**  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
Nicksam Properties, LLC, a California limited liability Comopany

do(es) hereby Grant, Bargain, Sell and Convey to  
Gregg D. Westerbeck and Catherine Westerbeck, Trustees of the Gregg & Catherine  
Westerbeck Trust dated September 18, 2015

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining.

Witness my/our hand(s) this 12 day of October, 2017

[Signature]  
Nicksam Properties, LLC  
by: Robert Buccola  
Manager/member

STATE OF CALIFORNIA  
COUNTY OF Sacramento

This instrument was acknowledged before me on October 12, 2017,  
By Robert Buccola [Signature]

[Signature]  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Parcel No. 1:

All that portion of Section 3, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at a point which bears South 36°41'48" West 1,267.14 from the Center ¼ corner of said Section, as established by the Bureau of Land Management in 1990; thence North 01°14'07" East 284.68 feet; thence South 88°55'53" East 101.83 feet; thence South 01°45'00" West 44.80 feet; thence along a curve concave to the East with a radius of 190.00 feet, a central angle of 21°33'30", and an arc length of 71.49 feet, the chord of said curve bears South 02°40'35" West 71.07 feet; thence along curve concave to the Northwest with a radius of 180.00 feet, a central angle of 66°05'15", and an arc length of 207.62 feet, the chord said curves bears South 31°44'20" West 196.30 feet to the Point of Beginning.

The above metes and bounds legal description previously appeared in Grant, Bargain, Sale Deed recorded November 2, 2006, in Book 1106, Page 973, as Document No. 687854, Official Records, Douglas County, Nevada.

Parcel No. 2:

An easement and rights-of-way 10' wide for the purpose of the installation and maintenance of sewer utility lines and necessary appurtenances, by document recorded September 18, 2015, as Document No. 869808, Official Records of Douglas County, Nevada.

APN# 1418-03-301-008

SPACE BELOW FOR RECORDER

---

1. APN: 1418-03-301-008

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 ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA  
DECLARATION OF VALUE**

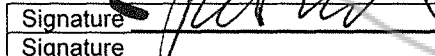
3. **Total Value/Sales Price of Property:** \$2,030,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$2,030,000.00  
 Real Property Transfer Tax Due: \$ 7,917.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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 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 	Capacity grantor
Signature _____	Capacity grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Nicksam Properties, LLC	Print Name: Gregg D. Westerbeck ttee, et al *
Address: 20 Bi Cenennial Circle	Address: 647 Lake Shore Blvd. ,#1615
City/State/Zip: Sacramento, CA 95826	City/State/Zip: Zephyr Cove, NV 89448
<b>COMPANY REQUESTING RECORDING</b>	
Co. Name: First Centennial Title Company of NV	Escrow # 00231320-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

\*of the Gregg & Catherine Westerbeck Trust