

A.P.N.: 1420-07-513-002  
File No: 143-2529047 (NF)  
R.P.T.T.: \$1,431.30

DOUGLAS COUNTY, NV  
RPTT:\$1431.30 Rec:\$35.00  
\$1,466.30 Pgs=5 11/15/2017 02:57 PM  
2017-906951  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Matt J. DiBene and Cathy DiBene  
900 Vista Park Drive  
Minden, NV 89423

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

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

Daniel A Dotson and Tracy Dotson, husband and wife as joint tenants, as to an undivided 1/3 interest: Anthony J. Relvas, a married man as his sole and separate property, as to an undivided 1/3 interest: James W. Relvas, a married man as his sole and separate property as to an undivided 1/3 interest, who acquired title as, an unmarried man as to an undivided 1/3 interest

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

Matt J. DiBene, an unmarried man and Cathy DiBene, an unmarried woman as joint tenants

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

**LOT J26, IN BLOCK J, AS SHOWN ON THE FINAL MAP #1007-4 OF VALLEY VISTA ESTATES, PHASE 3A RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON JULY 28, 1998, IN BOOK 798, AT PAGE 5872, AS DOCUMENT NO. 445464, OFFICIAL RECORDS.**

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.

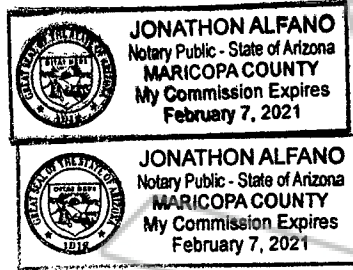
Date: 10/09/2017

THIS DOCUMENT HAS BEEN SIGNED IN COUNTERPART AND SHALL BE DEEMED AS ONE

[Signature]

Daniel Dotson

[Signature]  
Tracy Dotson



\_\_\_\_\_  
Anthony J. Relvas

\_\_\_\_\_  
James W. Relvas

STATE OF Arizona )  
~~NEVADA~~ ) ss.  
COUNTY OF DOUGLAS Maricopa )

This instrument was acknowledged before me on November 10th 2017 by  
Daniel Dotson and Tracy Dotson

[Signature]  
\_\_\_\_\_  
Notary Public  
(My commission expires: Feb. 7, 2021)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**October 09, 2017** under Escrow No. **143-2529047**.

\_\_\_\_\_  
Daniel Dotson

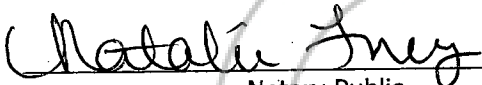
\_\_\_\_\_  
Tracy Dotson

\_\_\_\_\_  
Anthony J. Relvas

  
James W. Relvas

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

This instrument was acknowledged before me on 11/8/17 by  
James W. Relvas

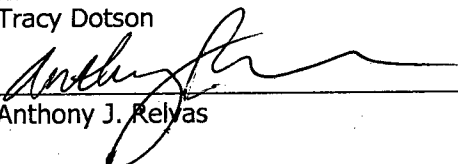
  
\_\_\_\_\_  
Notary Public  
(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**October 09, 2017** under Escrow No. **143-2529047**.

\_\_\_\_\_  
Daniel Dotson

\_\_\_\_\_  
Tracy Dotson

  
\_\_\_\_\_  
Anthony J. Relvas

\_\_\_\_\_  
James W. Relvas

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

This instrument was acknowledged before me on \_\_\_\_\_ by

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 09, 2017** under Escrow No. **143-2529047**.

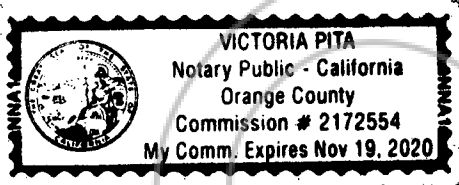
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Orange }  
On 11/10/2017 before me, Victoria Pita, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Anthony J. Pelvas  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian of Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Individual  Attorney in Fact

Trustee  Guardian of Conservator

Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-513-002
- 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: \$367,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$367,000.00
- d) Real Property Transfer Tax Due \$1,431.30

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: [Signature]

Capacity: Seller

Signature: [Signature]

Capacity: Seller

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

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

Daniel Dotson and Tracy Dotson,  
Print Name: Anthony Relvas and James Relvas  
Address: 25909 N. 106th Dr  
City: Peoria  
State: AZ Zip: 85383

Print Name: Matt J. DiBene  
Address: 900 Vista Park Drive  
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: 143-2529047 NF/ NF  
State: NV Zip: 89423

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