

DOUGLAS COUNTY, NV

2017-907153

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

11/20/2017 02:57 PM

TICOR TITLE CARSON CITY- 307 WEST WINNIE

KAREN ELLISON, RECORDER

APN# : PTN1320-08-002-007

RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 093088-WLD/01705925-70

When Recorded Mail To:

James Dennis Yeomans and Linda

Francis Yeomans

5959 Kalaniana'ole Hwy

Honolulu, HI 96821

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____

Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

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

Dennis M. Vest and Barbara J. Vest, Trustees of the Dennis M. Vest and Barbara J. Vest Living Trust, dated 1/12/2004 ("Grantor"), does hereby grant, bargain, sell, convey and transfer unto James Dennis Yeomans and Linda Francis Yeomans, husband and wife as ("Grantee"), all right, title, and interest in and to that certain property situate at 2178 Taxiway F Unit G, City of Minden, County of Douglas, State of Nevada, more particularly described in Exhibit "A" attached hereto and made a part hereof ("Property").

TOGETHER with all tenements, hereditaments and appurtenances, including easements, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO all matters of public record, including, without limitation, the Condominium Declaration for BLUE SKY AIRCRAFT CONDOMINIUM OWNERS ASSOCIATION, dated April 17, 2014 and recorded in the Official Records of Douglas County, Nevada on April 18, 2014 in Book 414, Page 3866, as Document No. 841303, and as amended by document recorded on May 23, 2014 in Book 514, Page 4794, as Document No. 843204 ("Declaration"), and the Ground Lease described in the Declaration.

IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed the day and year set forth below.

The Dennis M. Vest and Barbara J. Vest Living Trust

Dennis M. Vest Trustee

By: Dennis M. Vest, Trustee

Barbara J. Vest Trustee

By: Barbara J. Vest, Trustee

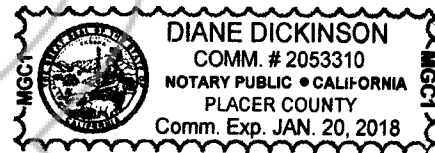
STATE OF California

COUNTY OF Placer

} ss

This instrument was acknowledged before me on
11/16/2017

By Dennis M. Vest and Barbara J. Vest.



Diane Dickinson
Notary Public

Order No.: 01705925-TO

EXHIBIT A

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

PARCEL 1

Condominium Unit 2178-G of the Blue Sky Aircraft Condominium (a commercial leasehold condominium project) as shown on the Condominium Map attached to the Condominium Declaration for Blue Sky Aircraft Condominium recorded April 18, 2014 in Book 414, Page 3866, as Document No. 841303, Official Records of Douglas County, State of Nevada.

PARCEL 2

An undivided interest in and to the Common Elements as set forth in that certain Condominium Declaration for Blue Sky Aircraft Condominium (A of Commercial Leasehold Condominium Project) recorded April 18, 2014 in Book 414, Page 3866, as Document No. 841303, Official Records of Douglas County, State of Nevada.

PARCEL 3

An undivided interest in and to the Leasehold Estate as created by that certain Lease made by and between Minden-Tahoe Airport (Airport), Douglas County, Nevada (County) and First Financial Collateral, Inc. (Lessee) recorded November 5, 2012 in Book 1112, Page 813, as Document No. 812264, Official Records of Douglas County, State of Nevada, subject to the terms and provisions contained in the lease, and any further amendments thereto.

APN: PTN 1320-08-002-007

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) PTN1320-08-002-007

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 Leasehold

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$175,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$175,000.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: LEASEHOLD INTEREST ONLY

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 _____ Capacity Grantor
 Signature _____ Capacity Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Dennis M. Vest and Barbara J. Vest, Trustees of the Dennis M. Vest and Barbara J. Vest Living Trust, dated 1/12/2004
 Address: 2294 Bald Hill Rd.
 City: Auburn
 State: CA Zip: 95603

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: James Dennis Yeomans and Linda Francis Yeomans
 Address: 5959 Kalaniana'ole Hwy
 City: Honolulu
 State: HI Zip: 86821

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: TICOR TITLE
 Address: 307 W - WINNIE LANE
 City/State/Zip: CAESAR CITY, NV 89410

Esc. #: 093088-WLD