

DOUGLAS COUNTY, NV **2017-907434**
RPTT:\$4680.00 Rec:\$35.00
\$4,715.00 Pgs=3 11/29/2017 02:06 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-10-417-014

Escrow No. 00231878 - 016 - 17
RPTT 4,680.00
When Recorded Return to:
Craig E. Zager
253 S. Martin Drive
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,
Katherine Anne Fagan, Trustee of the Katherine Anne Fagan Trust, dated October 6, 2005

do(es) hereby Grant, Bargain, Sell and Convey to

Craig E. Zager, and Terri L. Zager, husband and wife as community property.

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 28th day of November, 2017

Katherine Anne Fagan, Trustee
Katherine Anne Fagan, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 11-28, 2017,
by Katherine Anne Fagan _____.

Dena Reed
NOTARY PUBLIC

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80678-5 - Expires March 14, 2019

SPACE BELOW FOR RECORDER

Exhibit A

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

A parcel of land lying wholly with Section 10, T. 13 N., R. 18 E., M.D. M., being more fully described as follows:

Lot 20, Block 3, Zephyr Heights Subdivision, as recorded in the Official Records of the County Recorder of Douglas County, Nevada, as previously revised.

EXCEPTING THEREFROM: Beginning at a point on the line common to Lots 19 and 20, Block 3, as shown on the map of Zephyr Heights Subdivision filed in the Office of the County Recorder of Douglas County, on July 5, 1947, from which point the Northwest corner of Lot 19 bears North 0°39'14" East 33.61 feet; thence from said point of beginning South 0°39'14" West along said line; 35.56 feet; thence leaving said line North 62°58'20" West 12.96 feet; thence North 21°56'19" East 31.98 feet to the point of beginning and containing an area of 206.46 square feet, more or less.

Parcel 2:

In addition thereto the following portion of Lot 19 of said Block and Subdivision:

Beginning at the Northwest corner of Lot 19, Block 3, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION filed in the Office of the County Recorder of Douglas County, Nevada, on July 5, 1947; thence from said point of beginning South 80°38'00" East along the Northerly line of said Lot 19, 12.50 feet; thence leaving said line South 21°56'19" West 34.04 feet to a point on the Easterly line of said Lot 19; thence North 0°39'14" East along said line 33.61 feet to the point of beginning and containing an area of 207.68 square feet, more or less.

Parcel 3:

In addition thereto the following portion of Lot 22 of said Block and subdivision:

BEGINNING AT the record corner common to Lots 11, 20 and 22 of said Block and subdivision; thence S 79°41'28" W a distance of 40.00 feet to the corner to lots 10 and 11; thence N 18°57'05" E a distance of 126.21; thence N 40°43'43" E a distance of 4.07 feet; thence S 47°35'38" E a distance of 32.00 feet to the record corner common to Lots 20, 21 and 22; thence 16°11'45" W a distance of 98.02 feet to the Point of Beginning.

Parcel 4:

In addition thereto the following portion of Lot 21 of said Block and subdivision:

SPACE BELOW FOR RECORDER

BEGINNING AT the record corner common to Lots 20, 21 and 22 of said Block and subdivision; thence N 47°35'38" W a distance of 32.00 feet; thence N 30°43'43" E a distance of 93.93 feet to a point on the Southerly right of way of South Martin Drive; thence Southeasterly along said right-of-way on a curve to the left leaving a radius of 100.00 feet, a central angle of 4°07'59", an arc distance of 7.16 feet to the record corner of Lots 20 and 21; thence leaving said right-of-way S 16°11'45" W a distance of 100.00 feet to the Point of Beginning.

Parcel 5:

Lot 21, Block 3, Zephyr Heights Subdivision as recorded in the Official Records of the County Recorder of Douglas County, Nevada.

EXCEPTING THEREFROM the following portion thereof:

BEGINNING at the record corner common to Lots 20, 21 and 22 of said Block and Subdivision; thence N 47°35'38" W a distance of 32.00 feet; thence N 30°43'43" E a distance of 93.93 feet to a point on the Southerly right-of-way of South Martin Drive; thence Southeasterly along said right-of-way on a curve to the left leaving a radius of 100.00 feet, a central angle of 4°07'59", an arc distance of 7.16 feet; thence said right-of-way S 16°11'45" W a distance of 100.00 feet to the Point of Beginning.

In addition to the following portion of Lot 22 of said Block and Subdivision:

BEGINNING at the record corner of Lots 21 and 22 on the Southerly right-of-way of South Martin Drive; thence S 47°35'38" E a distance of 93.21 feet; thence S 30°43'43" W a distance of 4.07 feet; thence N 46°16'49" W a distance of 94.09 feet to a point on the Southerly right-of-way of South Martin Drive; thence Northeasterly along said right-of-way on a curve to the left having a radius of 420 feet, a central angle of 0°14'58" an arc distance of 2.03 feet to the Point of Beginning.

The above metes and bounds description appeared previously in that certain GRANT, BARGAIN, SALE DEED, recorded in the Office of the County Recorder of Douglas County, Nevada on March 3, 1998, in Book 395, Page 204 as Document No. 357191, Official Records.

Said parcel of land is further described as Lot 20, as shown on the Parcel Map, a re-division of Lots 20, 21 and 22 of Zephyr Heights Subdivision, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on December 21, 1976 in Book 1276, Page 1237, as Document No. 05451, of Official Records.

SPACE BELOW FOR RECORDER

1. APN: 1318-10-417-014

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:** \$1,200,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$1,200,000.00
 Real Property Transfer Tax Due: \$ 4,680.00

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 <i>C E Fagan</i>	Capacity grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Katherine Anne Fagan *	Print Name: <i>Craig E. Zager and Terri L. Zager</i>
Address: P.O. Box 603	Address: 253 S. Martin Drive
City/State/Zip: Zephyr Cove, NV 89448	City/State/Zip: Zephyr Cove, NV 89448

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00231878-016
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

- *Trustee of the Katherine Anne Fagan Trust dated 10-6-05