

A.P.N.: 1318-24-403-005  
File No: 141-2532629 (NMP)  
R.P.T.T.: \$2,398.50

When Recorded Mail To: Mail Tax Statements To:  
Joel Lentz  
4969 Kingston Way  
San Jose, CA 95130

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

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

Aileen H. Efigenio, Trustee of The Aileen Efigenio Trust dated April 22, 2013

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

Joel David Lentz, an unmarried man

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

**A PARCEL OF LAND BEING A PORTION OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4, SECTION 24, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., AND BEING FURTHER DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25, AND 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M.; THENCE EASTERLY ALONG THE SECTION LINE COMMON TO SECTIONS 24 AND 25, N 89° 42' 25" E, 329.30' TO A POINT ON SAID SECTION LINE, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID SECTION LINE N 00° 07' 00" W, 180.95' TO A POINT ON THE NORTHERLY LINE OF AN ACCESS AND UTILITY EASEMENT LYING ON THE HEREIN DESCRIBED PARCEL, THENCE ALONG THE NORTHERLY LINE OF SAID EASEMENT S 62° 36' 52" E, 99.85' TO A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 22°41'00" AND A RADIUS OF 160.00 FT.; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 63.34'; THENCE TANGENT TO SAID CURVE S 39° 55' 52" E, 42.33'; THENCE LEAVING SAID EASEMENT 00°05'10" E, 62.34' TO A POINT ON THE AFOREMENTIONED SECTION LINE; THEN 89° 42' 25" W, 164.65' TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THAT PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN PALISADES DRIVE, AS IT NOW EXISTS.**

**REFERENCE IS HEREBY MADE TO RECORD OF SURVEY FOR GEORGE BROTHERTON, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON AUGUST 9, 1984,**

**IN BOOK 884, PAGE 309, DOCUMENT NO. 74685, OFFICIAL RECORDS OF DOUGLAS COUNTY.**

**THE ABOVE METES AND BOUNDS DESCRIPTION PREVIOUSLY APPEARED IN DOCUMENT RECORDED OCTOBER 29, 2002, IN BOOK 1002, PAGE 13212, AS DOCUMENT NO. 556217, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

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: 12/05/2017

**COOPER**

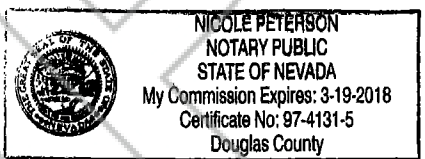
The Aileen H. Efigenio Trust

*Aileen H. Efigenio*  
Aileen H. Efigenio, Trustee

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

This instrument was acknowledged before me on 1/10/2018 by ~~The Aileen H. Efigenio Trust.~~

*Nicole Peterson*  
Notary Public  
(My commission expires: 3/19/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **December 05, 2017** under Escrow No. **141-2532629**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1318-24-403-005  
 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: \$615,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$615,000.00  
 d) Real Property Transfer Tax Due \$2,398.50

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: *Aileen H. Efigenio*  
 Signature: \_\_\_\_\_

Capacity: Grantor  
 Capacity: \_\_\_\_\_

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

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

Print Name: The Aileen H. Efigenio Trust  
 Address: P.O. Box 7167  
 City: Starkline  
 State: NV Zip: 89449

Print Name: Joel Lentz  
 Address: 4909 Kingston Way  
 City: San Jose  
 State: CA Zip: 95130

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
 Print Name: Company  
 Address: P.O. Box 645  
 City: Zephyr Cove

File Number: 141-2532629 NMP/ NMP  
 State: NV Zip: 89448

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