

A.P.N.: 1420-07-113-024
File No: 143-2531405 (mk)
R.P.T.T.: \$1,092.00

When Recorded Mail To: Mail Tax Statements To:
P&A Eagle Ridge Trust
P.O. Box 872
Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

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

Jessica Reed personal representative for the Estate of Sharon Lee Powers

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

Philip A. Candelaria and Andree 'M. Sacco Candelaria, Trustees of the P&A Eagle Ridge Trust, dated December 6,2016 and any amendments thereto.

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

LOT 4, IN BLOCK D, AS SHOWN ON THE FINAL MAP OF VALLEY VISTA ESTATES 1, PHASE 1B FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 2, 1995 IN BOOK 695, PAGE 389 AS DOCUMENT NO. 363386, 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: 11/14/2017

Jessica Reed personal representative for the
Estate of Sharon Lee Powers

By: Jessica Reed

Name: Jessica Reed

Title: personal representative

STATE OF **NEVADA**

COUNTY OF

Carson City; ss.

This instrument was acknowledged before me on 1-5-18 by
Jessica Reed personal representative for the Estate of Sharon Lee Powers.

Mary Kelsh
Notary Public
(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
November 14, 2017 under Escrow No. **143-2531405**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-07-113-024
 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: \$280,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$280,000.00
 d) Real Property Transfer Tax Due \$1,092.00

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: *Miscel*
 Signature: _____

Capacity: *agent*
 Capacity: _____

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

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

Jessica Reed personal representative for the Estate of
 Print Name: Sharon Lee Powers
 Address: 150 Dayton Valley Parkway
 City: Dayton
 State: NV Zip: 89403

Print Name: P&A Eagle Ridge Trust
 Address: P.O. Box 872
 City: Genoa
 State: NV Zip: 89411

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: 143-2531405 mk/ mk
 State: NV Zip: 89423

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