

A.P.N.: 1318-24-701-006
File No: 12142-2533876 (JF)
R.P.T.T.: \$3,114.15

When Recorded Mail To: Mail Tax Statements To:
Timothy J. Pasken
245 Logging Road
Stateline, NV 89449

GRANT, BARGAIN and SALE DEED

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

James B. Wines III, as successor Trustee of the Wines Living Trust, dated December 14, 2010

do(es) hereby GRANT, BARGAIN and SELL to

Timothy J. Pasken, a single man

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

**THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 24,
TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M.**

EXCEPTING THEREFROM THAT PORTION LYING WITHIN KINGSBURY GRADE.

**FURTHER EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF
DOUGLAS BY DEED RECORDED
JULY 9, 1982 IN BOOK 782, PAGE 364, DOCUMENT NO. 69221, DESCRIBED AS
FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF LOT 6 OF ANSALDO ACRES AS
RECORDED OCTOBER 26, 1959 AS DOCUMENT NO. 15143 OF THE OFFICIAL RECORDS
OF DOUGLAS COUNTY, NEVADA; THENCE NORTH 07°53'55" WEST, A DISTANCE OF
436.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 37°39'11" WEST,
A DISTANCE OF 19.00 FEET TO A POINT; THENCE ALONG A TANGENT CURVE TO THE
RIGHT HAVING A RADIUS OF 110 FEET THROUGH A CENTRAL ANGLE OF 175°56'10"
A DISTANCE OF 78.67 FEET TO A POINT; THENCE SOUTH 00°00'49" WEST, A
DISTANCE OF 16.00 FEET TO A POINT; THENCE NORTH 87°49'11" WEST, A DISTANCE
OF 18.00 FEET TO A POINT; THENCE SOUTH 74°00'49" WEST, A DISTANCE OF 16.50
FEET TO A POINT; THENCE SOUTH 66°30'49" WEST, A DISTANCE OF 14.00 FEET TO A
POINT; THENCE SOUTH 59°30'49" WEST, A DISTANCE OF 18.50 FEET TO THE TRUE
POINT OF BEGINNING.**

AND FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN DEED TO THE STATE OF NEVADA IN DOCUMENT RECORDED MARCH 1, 1989 IN BOOK 389, PAGE 020, AS DOCUMENT NO. 197305.

AND FURTHER EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS DESCRIBED IN EASEMENT DEED TO THE STATE OF NEVADA, ACTING BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION IN DOCUMENT RECORDED FEBRUARY 3, 2009 IN BOOK 209 AT PAGE 461, AS DOCUMENT NO. 736955.
NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 15, 2016, IN BOOK N/A, PAGE N/A, AS INSTRUMENT NO. 884403.

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: January 26, 2018

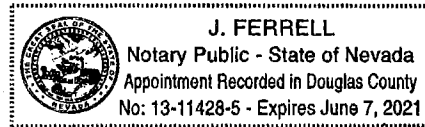
James B. Wines III, as successor Trustee of the Wines Living Trust, dated December 14, 2010

James B. Wines III
James B. Wines III, Successor Trustee

STATE OF NEVADA)
COUNTY OF CARSON CITY) : ss.

This instrument was acknowledged before me on Jan 26, 2018 by **James B. Wines, III.**

J. Ferrell
Notary Public
(My commission expires: 6-7-2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 26, 2018** under Escrow No. **12142-2533876**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-24-701-006
 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: \$798,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$798,500.00
 d) Real Property Transfer Tax Due \$3,114.15

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: *James B. Wines, III*

Capacity: _____
 Capacity: *Grantor*

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

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

Print Name: James B. Wines, III, Succ TTE,
Wines Living Trust
 Address: 25 Martell Place
 City: Sparks
 State: NV Zip: 89441

Print Name: Timothy J. Pasken
 Address: 245 Logging Road
 City: Stateline
 State: NV Zip: 89449

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

Print Name: First American Title Insurance Company File Number: 12142-2533876 JF/ JF
 Address: 4620 S. Carson Street, Suite 5
 City: Carson City State: NV Zip: 89701

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