

DOUGLAS COUNTY, NV **2018-911356**
RPTT:\$5947.50 Rec:\$35.00
\$5,982.50 Pgs=2 **03/09/2018 01:42 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1418-34-610-011

Escrow No. 00233679 - 016 - 17
RPTT \$5,947.50

When Recorded Return to:
Thomas Allen Souza & Amy Hartman Souza,
81 Stephanie Lane Trustees
Alamo, CA 94507

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,

Lloyd Edward Fry, Trustee of the Lloyd Edward Fry Trust dated December 13, 2012

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

Thomas Allen Souza and Amy Hartman Souza, Trustees of the Thomas Allen Souza and Amy Hartman Souza 2008 Family Trust Agreement, dated October 10, 2008

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.

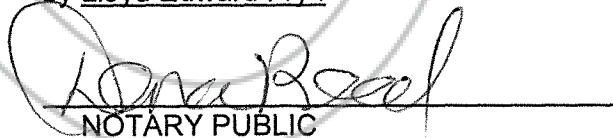
Witness my/our hand(s) this 6 day of March, 2018


The Lloyd Edward Fry Trust, dated December 13, 2012


Lloyd Edward Fry, Trustee

STATE OF Nevada
COUNTY OF Douglas

This instrument was acknowledged before me on 3-6, 2018,
by Lloyd Edward Fry.


NOTARY PUBLIC

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-60678-5 - Expires March 14, 2019

SPACE BELOW FOR RECORDER

Exhibit A

Parcel No. 1:

Being a portion of Lots 10 and 11, in Block B, as set forth on the Amended Map of Lincoln Meadows Unit No. 1, filed for record in the Office of the Douglas County Recorder on January 6, 1978, as Document No. 16415, Official Records, more particularly described as follows:

Beginning at the most Northerly corner of said Lot 11; thence South 59°00' East 110.92 feet to the beginning of a tangent curve to the right with a radius of 25.00 feet and a central angle of 95°00'00"; thence along said curve an arc length of 41.45 feet; thence South 35°00' West 78.57 feet; thence North 57°41'23" West 129.01 feet; thence North 31°00' East 102.50 feet to the point of beginning.

Note: In compliance with the Nevada Revised Statute 11.312 the herein above legal description was taken from instrument recorded July 8, 2013, in Book 713, Page 1478, as Document No. 826761, of Official Records.

Parcel No. 2:

Together with a non-exclusive 60 foot easement for roadway and public utilities as granted by Document recorded December 21, 1967, in Book 56, page 201, as Document No. 39634, Official Records.

SPACE BELOW FOR RECORDER

1. APN: 1418-34-610-011

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: \$1,525,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$1,525,000.00
 Real Property Transfer Tax Due: \$ 5,947.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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 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 <i>Lloyd Edward Fry</i>	Capacity Grantor
Signature	Capacity Grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Lloyd Edward Fry*	Print Name: Thomas Allen Souza and Amy Hartman**
Address: P.O. Box 1712	Address: 81 Stephanie Lane
City/State/Zip: Zephyr Cove, NV 89448	City/State/Zip: Alamo, CA 94507
COMPANY REQUESTING RECORDING	
Co. Name: First Centennial Title Company of NV	Escrow # 00233679-016
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

*Trustee of the Lloyd Edward Fry Trust dated 12/13/12

**Souza, Trustees of the Thomas Allen Souza & Amy Hartman Souza 2008 Family Trust Agreement dated 10/10/08