

DOUGLAS COUNTY, NV
RPTT:\$936.00 Rec:\$35.00
\$971.00 Pgs=3
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

2018-912779

04/11/2018 01:14 PM

A.P.N.: 1219-22-001-061
File No: 143-2539048 (mk)
R.P.T.T.: \$936.00

When Recorded Mail To: Mail Tax Statements To:
Reece C. Current
1430 Audubon Rd
Mt Shasta, CA 96067

GRANT, BARGAIN and SALE DEED

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

Jeffrey D. Woods and Angella L. Woods, Trustees of the Jeff & Angella Woods Family Trust dated November 8, 2000

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

Reece C. Current, an unmarried man

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

PARCEL 1:

LOT 607, AS SET FORTH ON THAT FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT 2014-6 OF JOB'S PEAK RANCH UNIT 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 6, 2009, IN BOOK 0309, AT PAGE 1336, AS DOCUMENT NO. 739115, OFFICIAL RECORDS. AND AMENDED ON THAT AMENDED PLAT OF A PORTION OF JOB'S PEAK RANCH UNIT 6, AMENDING LOTS A, B, 601, 602, 611 THROUGH 617 FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JANUARY 27, 2011 IN BOOK 111, PAGE 5836, AS DOCUMENT NO. 777626, OFFICIAL RECORDS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR USE, ACCESS TO AND ENJOYMENT OF THE COMMON ELEMENT PURSUANT TO DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS", RECORDED MAY 22, 1997, IN BOOK 597, PAGE 3892, AS DOCUMENT NO. 413179, RE-RECORDED DECEMBER 3, 1997, IN BOOK 1297, PAGE 783, AS DOCUMENT NO. 427651 AND RE-RECORDED FEBRUARY 14, 2000, IN BOOK 200, PAGE 2204, AS DOCUMENT NO. 486266, OFFICIAL RECORDS, 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: 03/08/2018

DRAFT

COOPER

Jeff & Angella Woods Family Trust, Trustees of
the Jeff & Angella Woods Family Trust dated
November 8, 2000

Jeffrey D. Woods Trustee

Jeffrey D. Woods, Trustee

Angella L. Woods Trustee

Angella L. Woods, Trustee

STATE OF

^{DM} ~~NEVADA~~ California
~~Calaveras~~)

COUNTY OF

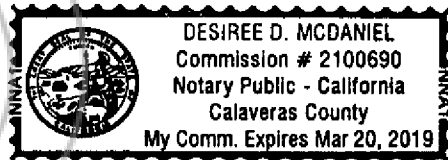
^{DM} ~~DOUGLAS~~ California
~~Calaveras~~) : ss.

This instrument was acknowledged before me on April 06, 2018 by
Jeffrey D. Woods and Angella L. Woods, Trustees.

Desiree D. McDaniel

Notary Public

(My commission expires: March 20, 2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 08, 2018** under Escrow No. **143-2539048**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-22-001-061
- 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: \$240,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$240,000.00
- d) Real Property Transfer Tax Due \$936.00

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: *Jeffrey D. Woods*

Capacity: *Agent*

Signature: _____

Capacity: _____

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

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

Print Name: Jeffrey D. Woods and Angella L. Woods, Trustees

Print Name: Reece C. Current

Address: 1241 Canyon Ridge Court

Address: 1430 Audubon Rd

City: Murphys

City: Mt Shasta

State: CA Zip: 95247

State: CA Zip: 96067

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

Print Name: First American Title Insurance Company

File Number: 143-2539048 mk/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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