

A.P.N.: 1220-17-501-016  
File No: 143-2542846 (NF)  
R.P.T.T.: \$858.00

When Recorded Mail To: Mail Tax Statements To:  
Jackson Family Living Trust  
2528 Business Pkwy, Ste B  
Minden, NV 89423

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

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

Severiano Lazcano, an unmarried man

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

Donald Jackson and Bonnie Jackson, Trustees of the Jackson Family Living Trust, dated  
May 25, 2000

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

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE NORTHEAST ONE-  
QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 17, TOWNSHIP 12  
NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 1 AND BEING A 1/2" IRON PIPE  
AS SHOWN ON THE PARCEL MAP FOR J.D. DRAYTON, DOCUMENT NO. 71987 OF THE  
DOUGLAS COUNTY RECORDER'S OFFICE, SAID POINT BEARS S. 80°05'53" W. 935.72  
FEET FROM THE NORTHEAST CORNER OF SAID SECTION 17, BEING A 1" IRON PIPE;**

**THENCE S. 00°37'50" W. 311.49 FEET;**

**THENCE N. 88°56'51"W., ALONG THE NORTHERLY LINE OF THE BAUER PARCEL AS  
RECORDED IN BOOK 493 AT PAGE 2090, AS DOCUMENT NO. 304504 OF THE  
DOUGLAS COUNTY RECORDER'S OFFICE, 342.28 FEET TO A 5/8" REBAR AND A POINT  
ON THE EASTERLY LINE OF A 50' WIDE EASEMENT AS SHOWN ON SAID PARCEL MAP;**

**THENCE N. 00°21'48" W. ALONG SAID EASTERLY LINE, 301.92 FEET TO A 1/2" IRON  
PIPE AND THE SOUTHWEST CORNER OF SAID PARCEL 1;**

**THENCE N. 89°27'37" E., ALONG THE SOUTHERLY LINE OF SAID PARCEL ONE, 347.58  
FEET TO THE POINT OF BEGINNING.**

**BASIS OF BEARING: THE CENTERLINE OF SPRINGFIELD DRIVE AS SHOWN ON PLEASANTVIEW PHASE IV FINAL MAP, DOCUMENT NO. 324312 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, (N. 20°00'00").**

**SAID PARCEL BEING FURTHER SHOWN AS PARCEL 1 ON RECORD OF SURVEY/LOT LINE ADJUSTMENT RECORDED OCTOBER 10, 1995 AS DOCUMENT NO. 372263, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.**

**THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 06, 2004 AS DOCUMENT NO. 609486 OF 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.

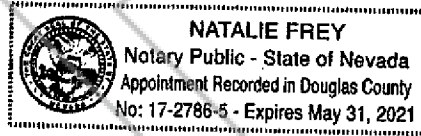
Date: 04/27/2018

Severiano Lazcano  
Severiano Lazcano

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

This instrument was acknowledged before me on 05/02/18 by **Severiano Lazcano**.

Natalie Frey  
Notary Public  
(My commission expires: 05/31/2021)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 27, 2018** under Escrow No. **143-2542846**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-17-501-016  
 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: \$220,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$220,000.00  
 d) Real Property Transfer Tax Due \$858.00

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: *Severiano Lazcano*  
 Signature: \_\_\_\_\_

Capacity: *E. Officer*  
 Capacity: \_\_\_\_\_

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

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

Print Name: Severiano Lazcano  
 Address: 1140 North Fork Trail  
 City: Minden  
 State: NV      Zip: 89423

Print Name: Trust  
 Address: 2528 Business Pkwy, Ste B  
 City: Minden  
 State: NV      Zip: 89423

**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: 143-2542846 NF/ NF  
 State: NV      Zip: 89423

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