

A.P.N.: 1320-30-817-006
File No: 143-2539090 (mk)
R.P.T.T.: \$1,618.50

When Recorded Mail To: Mail Tax Statements To:
James P. Hilton
P.O. Box 13799
S. Lake Tahoe, CA 96151

GRANT, BARGAIN and SALE DEED

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

Sara Cinciala-Nielsen, Executor of the Estate of Yvonne A. Cinciala, an unmarried woman

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

James P. Hilton, an unmarried man

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

LOT 6, BLOCK H, AS SET FORTH ON THE OFFICIAL PLAT OF MACKLAND SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER ON DECEMBER 4, 1980, BOOK 1280, PAGE 475, DOCUMENT NO. 51372, AND BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 7, 1984, BOOK 1184, PAGE 510, DOCUMENT NO. 109722, BOTH INSTRUMENTS OF OFFICIAL RECORDS OF 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: 03/12/2018

Sara Cinciala-Nielsen as Executor of the Estate of
Yvonne A. Cinciala

By: *Sara Cinciala-Nielsen*
Name: Sara Cinciala-Nielsen
Title: Executor

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

This instrument was acknowledged before me on 5-9-18 by
Sara Cinciala-Nielsen as Executor of the Estate of Yvonne A. Cinciala.

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 12, 2018** under Escrow No. **143-2539090**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-30-817-006
- 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: \$415,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$415,000.00
- d) Real Property Transfer Tax Due \$1,618.50

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]

Capacity: agent

Signature: _____

Capacity: _____

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

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

Sara Cinciala-Nielsen as Executor
of the Estate of Yvonne A.

Print Name: Cinciala

Print Name: James P. Hilton

Address: 1436 Purple Sage Drive

Address: P.O. Box 13799

City: Gardnerville

City: S. Lake Tahoe

State: NV Zip: 89460

State: CA Zip: 96151

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

First American Title Insurance

Print Name: Company

File Number: 143-2539090 mk/ mk

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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