

DOUGLAS COUNTY, NV

2018-917248

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

07/26/2018 01:52 PM

FIRST AMERICAN TITLE RENO

KAREN ELLISON, RECORDER

E07

A.P.N.: 1418-34-304-012
File No: 121-2546865 (LC)
R.P.T.T.: \$-0-

When Recorded Mail To: Mail Tax Statements To:
James M. Fitzpatrick and Gloria G. Fitzpatrick
P.O. BOX 10152
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

James M. Fitzpatrick and Gloria G. Fitzpatrick, Trustees of The Fitzpatrick Trust dated 10/24/2000

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

James M. Fitzpatrick and Gloria G. Fitzpatrick, husband and wife as joint tenants

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

THAT PORTION OF LOT 5 OF LOTS 3 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B.&M., AS SAID LOTS ARE SHOWN ON THE SUBDIVISION MAP OF LOTS 2 AND 3, SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B.&M., FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 5, 1974, DESCRIBED AS FOLLOWS:

BEGINNING AT A CERTAIN POINT WHICH BEARS NORTH 13°30' WEST, A DISTANCE OF 1,758.88 FEET FROM THE 1/4 CORNER ON THE SOUTH BOUNDARY LINE OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B.&M.; THENCE NORTH 89°53' WEST 150.00 FEET; THENCE NORTH 0°31' EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 89°53' EAST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 0°31' WEST 80.00 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION AS GRANTED TO THE STATE OF NEVADA FOR HIGHWAY PURPOSES IN DEED RECORDED DECEMBER 12, 1933, IN BOOK T OF DEEDS, PAGE 481, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 28, 2017, AS INSTRUMENT NO. 908575.

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: 07/11/2018

COPY

James M. Fitzpatrick
James M. Fitzpatrick, Trustee

Gloria G. Fitzpatrick
Gloria G. Fitzpatrick, Trustee

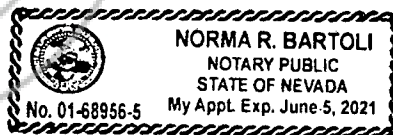
STATE OF **NEVADA**)
COUNTY OF ^{Douglas} ~~WASHOE~~ ^{NAB}) :ss.

This instrument was acknowledged before me on this:
18th day of July, 2018.

By: **James M. Fitzpatrick and Gloria G. Fitzpatrick, Trustees**

By: Norma R. Bartoli Its: _____
Notary Public

Notary Public
(My commission expires: 6/5/21)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-34-304-012
- 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: <u>Trust OK</u>	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 07
- b. Explain reason for exemption: Transfer out of Trust
for no consideration

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 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: James M. Fitzpatrick
Signature: Gloria G. Fitzpatrick

Capacity: Grantor
Capacity: Grantee

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

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

James M. Fitzpatrick and Gloria G. Fitzpatrick, Trustees of The Fitzpatrick Trust dated
Print Name: 10/24/2000
Address: PO Box 10152
City: Zephyr Cove
State: NV Zip: 89488

James M. Fitzpatrick and Gloria G. Fitzpatrick
Print Name: Gloria G. Fitzpatrick
Address: P.O. BOX 10152
City: Zephyr Cove
State: NV Zip: 89448

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

First American Title Insurance
Print Name: Company File Number: 121-2546865 LC/ LC
Address 5310 Kietzke Lane, Suite 100
City: Reno State: NV Zip: 89511-2043

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