

Document Prepared by:

[NAME OF INDIVIDUAL / CORPORATION]

David L. Lewis (POA) Cathy L. Lewis

When recorded, please return to:

[NAME] Cathy L. Lewis by POA

[ADDRESS] 907 Lakeshore Dr  
Leesburg, FL 34748



KAREN ELLISON, RECORDER

E05

Until a change is requested, all tax statements shall be sent to the following address:

P.O. Box 11220  
Zephyr Cove, NV 89448

Assessors Parcel No: 1318-10-415-035

File No.:

### GRANT, BARGAIN AND SALE DEED

KNOW BY ALL THESE PRESENTS THAT for the valuable consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

David L. Lewis [insert name of grantor] of 616 Mountain View Ln. [insert address of grantor] (hereinafter referred to as the "Grantor"), does hereby grant, bargain, and sell unto

Cathy L. Lewis [insert name of grantee] of 616 Mountain View Ln [insert address of grantee] (hereinafter the "Grantee"), whether one or more, the following lands and property, together

with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit: David L. Lewis AND Cathy L. Lewis, as a married couple (50/50%)

See property description attached hereto as "Exhibit A".

Prior instrument reference: Book 610, Page 4594, Document No. 765840, of the Public Records of the County Clerk of Douglas County, Nevada.

Subject to (1) all general and special taxes for the current fiscal year, and (2) all covenants, conditions, restrictions, restorations, right, 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.

**THIS IS A 2-PAGE FORM.**

Acknowledgement Form

State of Florida

County of Lake

This instrument was acknowledged before me on August 15<sup>th</sup> in the year of 2018, the undersigned notary public, by Cathy L Lewis holding Power of Attorney as attorney –in-fact for David L Lewis, personally known to me and proved to me on the basis of satisfactory evidence whose name is in the document and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, executed the instrument.

*David L Lewis / Cathy L Lewis By POA*

David L Lewis/ Cathy L Lewis By POA

*Quida J Jones* Notary Public



QUIDA JONES  
MY COMMISSION # GG 070460  
EXPIRES: June 5, 2021  
Bonded Thru Budget Notary Services



## EXHIBIT "A"

### Legal Description:

All that portion of Lot 28, Block B, as shown on the Map of Zephyr Heights Subdivision No. 4 filed in the Office of the County Recorder of Douglas County, State of Nevada in June 7, 1955, Document No. 10441, more particularly described as follows:

Beginning at the most Southwest corner of said Lot 28, said point being A point on the Northerly Right-of-Way line of Mountain View Lane; thence leaving said Right-of-Way line North  $1^{\circ}46'00''$  East 100.00 feet; thence East 18.00 feet; thence South  $1^{\circ}46'00''$  West 94.32 feet to A point on said Right-of-Way line of Mountain View Lane; thence along said Right-of-Way line South  $72^{\circ}38'37''$  West 19.04 feet to the point of Beginning.

Containing 1,748.04 square feet more or less.

APN: A Portion of 05-194-07

Per NRS 111.312- The Legal Description above appeared previously in that Quitclaim Deed recorded on December 12, 2000, as Document No. 0504898 in Douglas County Records, Douglas County, Nevada.

DESCRIPTION

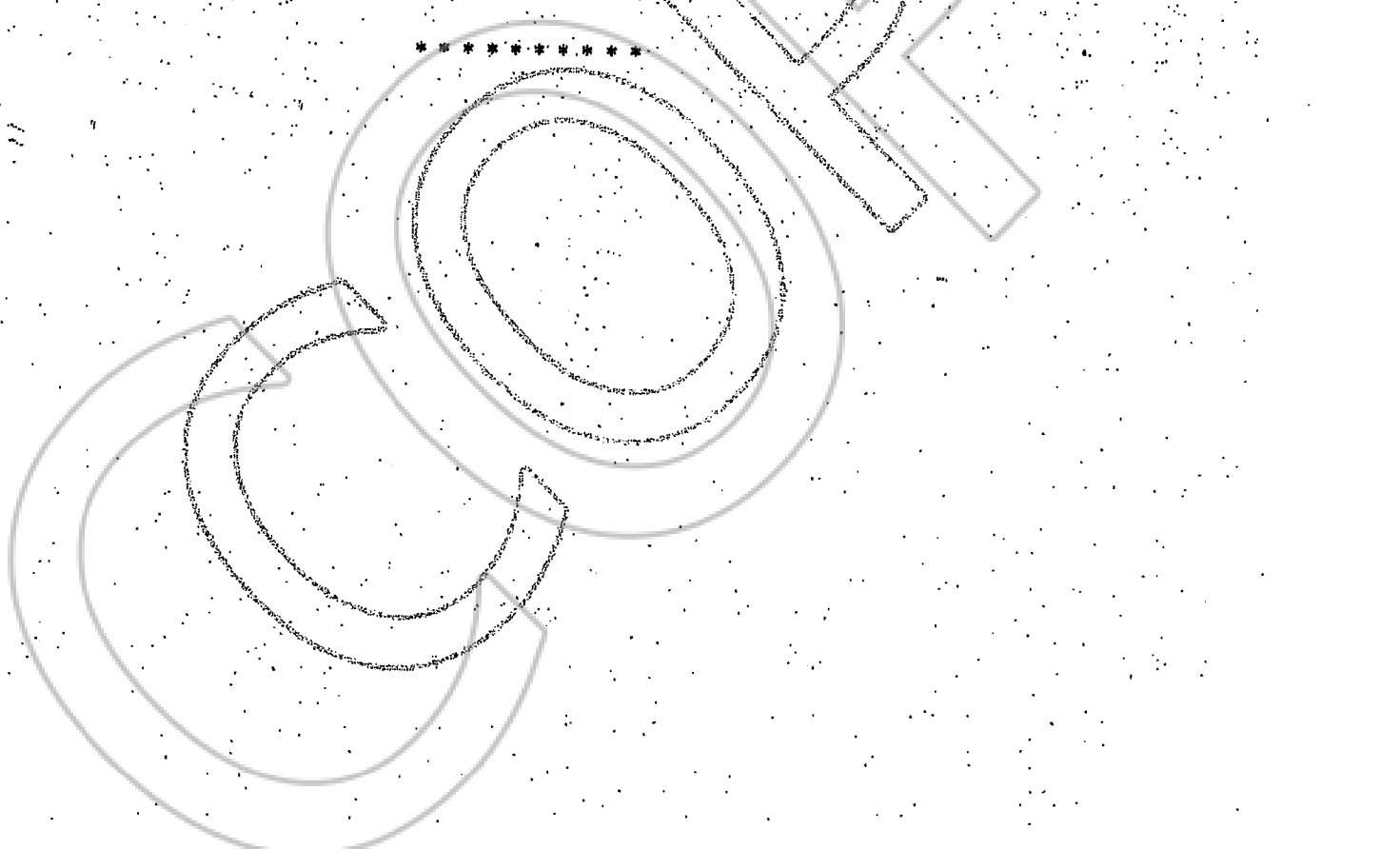
All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 24 and all that portion of Lot 28, Block B, as shown on the Map of ZEPHYR HEIGHTS SUBDIVISION NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada on June 7, 1955, Document No. 10441, more particularly described as follows:

Beginning at the most Southwesterly corner of said Lot 28, said point being a point on the Northerly right-of-way of Mountain View Lane; thence along said right-of-way line North  $72^{\circ}38'37''$  East 19.04 feet; thence leaving said right-of-way line North  $1^{\circ}46'00''$  East 94.32 feet; thence West 18.00 feet; thence North  $1^{\circ}46'00''$  East 137.25 feet; thence South  $43^{\circ}32'00''$  West 107.36 feet; thence South 180.13 feet to a point common to the Southwest corner of said Lot 24 and the Northerly right-of-way line of said Mountain View Lane; thence along said right-of-way line North  $72^{\circ}38'37''$  East 69.81 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain document recorded December 12, 2000 in Book 1200, Page 2266 as Document No. 504899.

\* \* \* \* \*



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-10-415-035  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: Adding spouse, Cathy L. Lewis, Without consideration

5. Partial Interest: Percentage being transferred: 50% 50/50%

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 David L. Lewis / Cathy L. Lewis <sup>BY</sup> POA Capacity owner  
 Signature David L. Lewis / Cathy L. Lewis <sup>BY</sup> POA Capacity co. owners - 50/50%

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: David L. Lewis  
 Address: 616 Mountain View Lane  
 City: Zephyr Cove  
 State: NV Zip: 89448

Print Name: David L. Lewis / Cathy L. Lewis  
 Address: 616 Mountain View Lane  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: N/A  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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