DOUGLAS COUNTY, NV

2018-918238

RPTT:\$15227.55 Rec:\$35.00 \$15,262.55 Pgs=8

08/17/2018 04:01 PM

FIRST AMERICAN TITLE RENO

KAREN ELLISON, RECORDER

A.P. No.

1418-10-810-018

Escrow No.

121-2549562-BM/DMJ

R.P.T.T.

\$15,227.55

WHEN RECORDED RETURN TO:

Arbor Company, LLLP, a Nevada limited liability partnership 223 South Meadow Road Glenbrook , NV 89413

MAIL TAX STATEMENTS TO:

223 South Meadow Road Glenbrook , NV 89413

## GRANT, BARGAIN and SALE DEED

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

Marcus Wood, an unmarried man and Stanley Abshler and Janice Abshler, husband and wife as joint tenants

do(es) hereby GRANT, BARGAIN and SELL to

Arbor Company, LLLP, a Nevada limited liability partnership

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

LOT 32, AS SHOWN ON THE MAP OF GLENBROOK UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1977, AS DOCUMENT NO. 09693.

#### Subject to:

- All general and special taxes for the current fiscal year.
- 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: 08/14/2018

Manus wood
Marcus Wood
City of the County want
Signed in Counterpart Stanley Abshier
Signed in Counterpart
Janice Abshler
STATE OF NEVADA
SS.
COUNTY OF WASHOE) Clara
This instrument was acknowledged before me on
Marcus Wood and Stanley Abshier and Janice
Abshier.
1.000
Notary Public Attached
(My commission expires:)
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
08/14/2018 under Escrow No. 121-2549562

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of California County of awrence VI \_ before me, \_ Here Insert Name and Title of the Officer personally appeared. Name(s) of Signer(s) who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the LAWRENCE V. LACOTTI laws of the State of California that the foregoing Notary Public - California paragraph is true and correct. Santa Clara County Commission # 2233790 Comm. Expires Mar 10, 2022 WITNESS my hand and official seal. Signature Place Notary Seal and/or Stamp Above Signature of Notary Public **OPTIONAL** Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document. **Description of Attached Document** Title or Type of Document: Number of Pages: \_\_ Document Date: \_\_\_\_ Signer(s) Other Than Named Above: Capacity(ies) Claimed by Signer(s) Signer's Name: Signer's Name: \_ ☐ Corporate Officer - Title(s): \_ □ Corporate Officer – Title(s): \_\_ □ Partner – □ Limited □ General □ Partner – □ Limited □ General □ Attorney in Fact □ Individual □ Attorney in Fact □ Individual □ Guardian of Conservator Guardian of Conservator □ Trustee □ Trustee □ Other:

Signer is Representing: \_

Signer is Representing:

□ Other: 
■

File No.: 121-2549562

### **NOTARY INFORMATION**

·
NOTARY PUBLIC: PLEASE PROVIDE US WITH THE FOLLOWING INFORMATION:
Your Name: (NOTARY) Cawrence V CaCoff
Address: 3277 Rocky Water Lane HA San Dise CA 95148
Daytime Phone Number: 408 - 449 - 3461
State: CA
County: Santa Clara
In the event <b>First American Title Insurance Company</b> , a(n) <b>NV</b> Corporation comes across a problem with the Notary section I, Lawrey V La Cott
public) authorizes First American Title Insurance Company, a(n) NV Corporation to make
changes to the notary section only.
Notary Public signature  Reproduced by First American Title Insurance 1/2001
Ashronaced by First American Tiple trisulance 1/2001

A.P. No.

1418-10-810-018

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#### Subject to:

- 1. All general and special taxes for the current fiscal year.
- 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: 08/14/2018

Signed in Counterpart  Marcus Wood  Stanley Abshier  Janice Abshier  Janice Abshier	
STATE OF NEVADA )	
: ss. COUNTY OF WASHOE )	
This instrument was acknowledged before me on by  Marcus Wood and Stanley Abshier and Janice	
See attacked Coliporain Noting Form Pe- Notary Public	CA la.
(My commission expires: <u>לאל זס אס ו</u> )  This Notary Acknowledgement is attached to that certain	Grant Bargain Sale Deed dated
08/14/2018 under Escrow No. 121-2549562	diant, bargain sale beed dated
	·

# **CALIFORNIA ALL- PURPOSE** CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

}

State of California	)
County of ORANGE	_ }
On 8.14.2018 before me,	MARVA C Bogle Not my Public (Here Tisen name and title of the officer)
personally appeared Stavley ABS who proved to me on the basis of satis name(s) is/are subscribed to the within he/she/they executed the same in his/fi	factory evidence to be the person(s) whose instrument and acknowledged to me that per/their authorized capacity(ies), and that by nent the person(s), or the entity upon behalf of
I certify under PENALTY OF PERJURY the foregoing paragraph is true and co	Y under the laws of the State of California that rrect.
WITNESS my hand and official seal.	MARVA C. BOGLE Commission # 2116955 Notary Public - California Orange County My Comm. Expires Jul 20, 2019
Notary Public Signature (N	Iotary Public Seal)
ADDITIONAL OPTIONAL INFORMAT	INSTRUCTIONS FOR COMPLETING THIS FORM This form complies with current California statutes regarding notary wording and,
DESCRIPTION OF THE ATTACHED DOCUMENT GRANT, BARGON and SAIL DEEL.	if needed, should be completed and altached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.
(Title or description of attached document)	<ul> <li>State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.</li> </ul>
(Title or description of attached document continued)	<ul> <li>Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.</li> </ul>
Number of Pages Document Date	<ul> <li>The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).</li> <li>Print the name(s) of document signer(s) who personally appear at the time of notarization.</li> </ul>
CAPACITY CLAIMED BY THE SIGNER  Individual (s) Corporate Officer  (Title) Partner(s) Attorney-in-Fact Trustee(s) Other	<ul> <li>Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.</li> <li>The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.</li> <li>Signature of the notary public must match the signature on file with the office of the county clerk.</li> <li>Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.</li> <li>Indicate title or type of attached document, number of pages and date.</li> <li>Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).</li> </ul>
2015 Version www.NotaryClasses.com 800-873-9865	<ul> <li>Securely attach this document to the signed document with a staple.</li> </ul>

File No.: 121-2549562

# NOTARY INFORMATION

Your Name:	(NOTARY) MARVA C 13091C
Address:	407, W. Imperial Huy Ste H, Beta C+ 92821
Daytime Phor	e Number: Tive > 26 - 410 }
State:	Calibornia
County:	ornia
a problem wit	First American Title Insurance Company, a(n) NV Corporation control that the Notary section I,
changes to th	e notary section only.
changes to th	e notary section only.  See Ca low not my caused sijes that porters  ublic signature
changes to th	e notary section only.  Per Ca low Not my caused sijes that portens

# STATE OF NEVADA DECLARATION OF VALUE

b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: \$3,904,100.00 d) Real Property Transfer Tax Due \$15,227.55  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 thei 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: Capacity:	1.	Assessor Parcel Number(s)		
2. Type of Property a)	a),	1418-10-810-018		( )
2. Type of Property a)				\ \
2. Type of Property a)				\ \
a) Vacant Land b) X Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm*l/Ind*l Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other  3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: d) Real Property Transfer Tax Due \$15,227.55  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 thei 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: SELLER (GRANTOR) INFORMATION (REQUIRED)  Take COMMON Page: Date of Recording: Date of Recording: Notes: Date of Recording: Date of	u,	<del></del>		\ \
c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home i) Other  3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: d) Real Property Transfer Tax Due  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 thei 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: Signature: SELLER (GRANTOR) INFORMATION (REQUIRED)  Committed Recording: Date of Re	2.	<del>[</del>	<del></del>	\ \
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Seller shall be jointly and severally liable for any additional amount owed.  Signature: Capacity: Capacity:  SELLER (GRANTOR) INFORMATION (REQUIRED)  CAPACITY: BUYER (GRANTEE) INFORMATION (REQUIRED)	claii	med exemption, or other determination of additi	ional tax due	, may result in a penalty of
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SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION (REQUIRED)	_			
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Arbor Company, LLLP, a		(REQUIRED)		
Marcus Wood and Stanley Abshier Nevada limited liability		Marcus Wood and Stanley Abshier		Nevada limited liability
Print Name: and Janice Abshier Print Name: partnership	Prin		Print Name:	
Address: 196 Colorado Address: 223 South Meadow Road	Add	ress: 196 Colorado	Address: _	223 South Meadow Road
City: Palo Alto City: Glenbrook	City	: Palo Alto	City: Glen	brook
State:         CA         Zip:         94301         State:         NV         Zip:         89413				'
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	CO		(required it	f not seller or buyer)
First American Title Insurance Print Name: Company File Number: 121-2549562 BM/ BM	D-:-		Eila Numban	121 2E40E62 PM/ PM
Print Name: Company File Number: 121-2549562 BM/ BM Address 5310 Kietzke Lane, Suite 100			riie Number:	ויום וויופ בטכבדכב-בבב
City:         Reno         State:         NV         Zip:89511-2043			State: <u>NV</u>	Zip: 89511-2043

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