

A.P.N.: 1220-16-810-088  
File No: 143-2548697 (NF)  
R.P.T.T.: \$1,131.00

When Recorded Mail To: Mail Tax Statements To:  
Steven William Biddle and Catherine Anne Biddle  
822 Galena Court  
Gardnerville, NV 89460

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

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

William VanLeuven and Jeffrey Jarboe, Co-Trustees of The 1998 Wesley Taylor Family Trust, dated August 5, 1998

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

Steven William Biddle and Catherine Anne Biddle, husband and wife as joint tenants with right of survivorship

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

**LOT 16 IN BLOCK H, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 10, 1967, AS DOCUMENT NO. 35914.**

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: 07/24/2018

William VanLeuven and Jeffrey Jarboe, Co-Trustees of The 1998 Wesley Taylor Family Trust, dated August 5, 1998

Jeffrey Jarboe  
Jeffrey Jarboe, Co-Trustee *Trustee*

\_\_\_\_\_  
William VanLeuven, Co-Trustee

\_\_\_\_\_  
William VanLeuven, Guardian of the Person and Estate of Wesley H. Taylor

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

This instrument was acknowledged before me on 8/16/18 by **Jeffrey Jarboe**.

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 24, 2018** under Escrow No. **143-2548697**.

William VanLeuven and Jeffrey Jarboe, Co-Trustees of The 1998 Wesley Taylor Family Trust, dated August 5, 1998

Jeffrey Jarboe, Co-Trustee

*[Handwritten Signature]*

William VanLeuven, Co-Trustee

*[Handwritten Signature]*

William VanLeuven, Guardian of the Person and Estate of Wesley H. Taylor

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

This instrument was acknowledged before me on 8/15/18 by **William VanLeuven.**

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
(My commission expires: 8/21/19)

 **JOANNA PARKER**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 03-83998-2 - Expires August 21, 2019

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 24, 2018** under Escrow No. **143-2548697**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-16-810-088  
 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: \$290,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$290,000.00  
 d) Real Property Transfer Tax Due \$1,131.00

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: [Signature] Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

The 1998 Wesley Taylor Family  
 Print Name: Trust  
 Address: 25 Aguilar Ct  
 City: Sparks  
 State: NV Zip: 89441

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

Steve Biddle and  
 Print Name: Catherine Biddle  
 Address: 822 Galena Court  
 City: Gardnerville  
 State: NV Zip: 89460

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

First American Title Insurance  
 Print Name: Company File Number: 143-2548697 NF/ NF  
 Address 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

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