

A.P.N.: 1320-32-716-002  
File No: 143-2556087 (mk)  
R.P.T.T.: \$936.00

When Recorded Mail To: Mail Tax Statements To:  
Max Samuel McDuffee  
1501 Douglas Avenue  
Gardnerville, NV 89410

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

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

Sylvia L. Smith Trustee of the Sylvia L. Swift Family Trust Agreement dated 9-22-97

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

Max Samuel McDuffee, a single man

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

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING, BEING AND SITUATE WITHIN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**ALL THAT PORTION OF LOTS 1, 2 AND 3, AS SHOWN ON THE MAP OF SPRINGLANE, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD OCTOBER 8, 1987, IN BOOK 1087, PAGE 1066, AS DOCUMENT NO. 163997, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**LOT 2, AS SHOWN ON SAID MAP.**

**EXCEPTING THEREFROM AREA 2-A WHICH IS ALL THAT PORTION OF LOT 2 DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, AS SHOWN ON AFORESAID MAP, WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 42' 48" EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 4.20 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 17° 30' 00" EAST, A DISTANCE OF 63.72 FEET; THENCE SOUTH 72° 30' 00" WEST, A DISTANCE OF 4.00 FEET; THENCE NORTH 17° 30' 00" WEST, A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.**

**FURTHER EXCEPTING THEREFROM AREA 2-B WHICH IS ALL THAT PORTION OF LOT 2, DESCRIBED AS FOLLOWS:**

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, AS SHOWN ON AFORESAID MAP; THENCE SOUTH 89° 42' 48" EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 38.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE EAST LINE OF SAID LOT THE FOLLOWING COURSES AND DISTANCES; SOUTH 17° 30' 00" EAST, A DISTANCE OF 51.00 FEET; THENCE SOUTH 41° 52' 44" EAST, A DISTANCE OF 10.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 41° 52' 44" EAST, A DISTANCE OF 6.05 FEET; THENCE SOUTH 00° 30' 00" EAST, A DISTANCE OF 19.90 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 72° 30' 00" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 4.18 FEET; THENCE LEAVING SAID SOUTH LINE NORTH 00° 30' 00" WEST, A DISTANCE OF 25.66 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AREA 3-A WHICH IS ALL THAT PORTION OF LOT 3, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, AS SHOWN ON AFORESAID MAP WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 42' 48" EAST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 4.20 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 17° 30' 00" EAST, A DISTANCE OF 58.54 FEET; THENCE NORTH 41° 52' 44" WEST, A DISTANCE OF 9.69 FEET; THENCE NORTH 17° 30' 00" WEST, A DISTANCE OF 51.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

ALL THAT REAL PROPERTY, BEING A PORTION OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY BOUNDARY CORNER OF SPRINGLANE, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD OCTOBER 8, 1987, IN BOOK 1087, PAGE 1066, AS DOCUMENT NO. 163997; THENCE SOUTH 89° 42' 48" EAST, 103.00 FEET; THENCE SOUTH 72° 30' 00" EAST, 65.00 FEET; THENCE NORTH 72° 30' 00" EAST, 5.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 72° 30' 00" EAST, 5.00 FEET; THENCE SOUTH 17° 30' 00" EAST, 22.00 FEET; THENCE SOUTH 72° 30' 00" WEST, 5.00 FEET; THENCE NORTH 17° 30' 00" WEST, 22.00 FEET TO THE TRUE POINT OF BEGINNING

THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED APRIL 25, 2001, IN BOOK 401, PAGE 6655, AS INSTRUMENT NO. 512979 of Official Records.

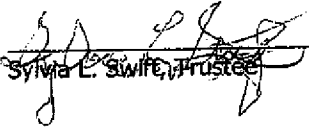
Subject to

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: 12/06/2018

Sylvia L. Smith Trustee of the Sylvia L. Swift  
Family Trust Agreement dated 9-22-97

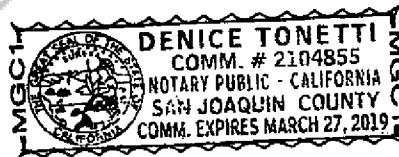
  
Sylvia L. Swift, Trustee

STATE OF *California* )  
COUNTY OF *San Joaquin* ) ss.

This instrument was acknowledged before me on 12-18-18 by  
**Sylvia L. Smith Trustee.**

  
Notary Public  
(My commission expires: 3-27-19)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated  
**December 06, 2018** under Escrow No. **143-2556087.**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-32-716-002  
 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: \$240,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$240,000.00  
 d) Real Property Transfer Tax Due \$936.00
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]  
 Signature: \_\_\_\_\_

Capacity: agent  
 Capacity: \_\_\_\_\_

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

Print Name: Sylvia L. Smith Trustee of the Swift Family Trust dated 9-22-97  
 Address: 989 Mokolumne  
 City: Woodbridge  
 State: CA      Zip: 95258

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

Print Name: Max Samuel McDuffee  
 Address: 1501 Douglas Avenue  
 City: Gardnerville  
 State: NV      Zip: 89410

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

Print Name: First American Title Insurance Company      File Number: 143-2556087 mk/ et  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden      State: NV      Zip: 89423

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