

A.P.N.: 1418-11-311-006
File No: 123-2556475 (VD)
R.P.T.T.: \$17,160.00

When Recorded Mail To: Mail Tax Statements To:
Candace Graham 2004 Trust
1128 West Cliff Drive
Santa Cruz, CA 95060

GRANT, BARGAIN and SALE DEED

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

B. Keith Byer and Viktoria Sergeevna Byer, Trustees of The Trust Agreement of B. Keith Byer and Viktoria Sergeevna Byer, dated January 25, 2013

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

Candace S. Graham, Trustee of the Candace Graham 2004 Trust, dated August 10, 2004

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

LOT 74, BLOCK D, AS SHOWN ON THE SECOND AMENDED PLAT OF GLENBROOK UNIT NO. 2, (2-B), FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JANUARY 30, 1980, IN BOOK 180, AT PAGE 1512, AS DOCUMENT NO. 41035, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

REFERENCE IS MADE TO RECORD OF SURVEY RECORDED SEPTEMBER 2, 1993, IN BOOK 993, PAGE 394, AS DOCUMENT NO. 316757, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA

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: 12/14/2018

B. Keith Byer and Viktoria Sergeevna Byer,
Trustees of The Trust Agreement of B. Keith
Byer and Viktoria Sergeevna Byer

B. Keith Byer
B. Keith Byer, Trustee

Viktoria Sergeevna Byer
Viktoria Sergeevna Byer, Trustee

STATE OF Nevada)
 : **ss.**
COUNTY OF Washoe)

This instrument was acknowledged before me on

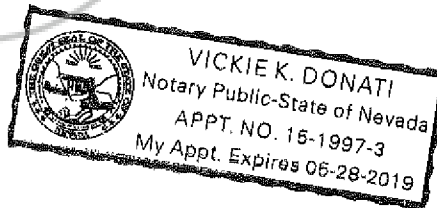
of January 15, 2019 by
B. Keith Byer & Viktoria Sergeevna Byer

[Signature]

Notary Public

(My commission expires: 5/28/19)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
12/19/2018 under Escrow No. 123-2556475



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1418-11-311-006
 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. a) Total Value/Sales Price of Property: \$4,400,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$4,400,000.00
 d) Real Property Transfer Tax Due \$17,160.00

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: Candace Graham
 Signature: _____

Capacity: Grantee
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Trust Agreement of B. Keith Byer and Viktoria Sergeevna Byer
 Address: P.O. Box 346
 City: Glenbrook
 State: NV Zip: 89413

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Candace Graham, Trustee
 Address: 1128 West Cliff Dr.
 City: Santa Cruz
 State: CA Zip: 95060

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

Print Name: First American Title Insurance Company File Number: 123-2556475 VD/km
 Address: 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

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

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Signature: B. Keith Byer
 Signature: [Handwritten Signature]

Capacity: Grantor
 Capacity: Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

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 Print Name: Company
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 City: Incline Village

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