

A.P.N.: 1219-03-002-108
File No: 143-2555071 (mk)
R.P.T.T.: \$4,680.00

When Recorded Mail To: Mail Tax Statements To:
Collins Living Trust
1329 Hwy 395 N Ste 10-281
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

James Lee Norris and Jacqueline Patricia Norris, Trustees of The James Lee Norris and Jacqueline Patricia Norris Family Trust, Dated May 2, 2001

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

Craig S. Collins and Susan C. Decot-Collins, Co-Trustees of The Craig S. Collins and Susan C. Decot-Collins Living Trust dated August 14, 2007

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

PARCEL 1:

THAT PORTION OF THE WEST 1/2 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B.&M., IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF PARCEL 2A AS SAID PARCEL IS SHOWN ON THE RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR NORRIS FAMILY TRUST RECORDED IN BOOK 1202 AT PAGE 4770 AS DOCUMENT NO. 560409 IN THE OFFICIAL RECORDS OF SAID DOUGLAS COUNTY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL 2A. SOUTH 87°38'24" EAST, 237.85 FEET; THENCE SOUTH 13°41'15" EAST, 215.87 FEET; THENCE SOUTH 52°32'19" EAST, 55.82 FEET; THENCE SOUTH 37°27'41" WEST, 70.13 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL 2A; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID PARCEL 2A, NORTH 87°50'43" WEST, 188.70 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 2A; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2A, NORTH 18°37'38" WEST, 318.76 FEET TO THE POINT OF BEGINNING.

REFERENCE IS HEREBY MADE TO THAT CERTAIN RECORD OF SURVEY #2 MAP IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR NORRIS FAMILY TRUST, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA,

ON MARCH 10, 2010 IN BOOK 0310 AT PAGE 2417 AS DOCUMENT NO. 759989, OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED ON FEBRUARY 24, 2014 IN BOOK 214, PAGE 3715 AS INSTRUMENT NO. 838635.

PARCEL 2:

TOGETHER WITH AN EASEMENT FOR ACCESS AND RIGHT OF WAY OVER THAT PORTION OF PARCEL 3A-1 OF RECORD OF SURVEY MAP #2 IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR NORRIS FAMILY TRUST FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA ON MARCH 10, 2010 IN BOOK 0310 OF MAPS AT PAGE 2417 AS FILE NO. 759989.

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: 11/16/2018

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-03-002-108
- 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: \$1,200,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$1,200,000.00
- d) Real Property Transfer Tax Due \$4,680.00

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: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Norris Family Trust

Print Name: Collins Living Trust

Address: PO Box 26

Address: 1329 Hwy 395 N Ste 10-281

City: Minden

City: Gardnerville

State: NV Zip: 89423

State: NV Zip: 89410

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

Print Name: First American Title Insurance Company

File Number: 143-2555071 mk/ mk

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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