

A.P.N.: 1121-05-516-035  
File No: 143-2557582 (NF)  
R.P.T.T.: \$1,326.00

When Recorded Mail To: Mail Tax Statements To:  
Thomas and Katherine Ellam 2015 Family Trust  
1329 Highway 395 N Suite 10-315  
Gardnerville, NV 89410

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

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

Stanley Conner and Loretta Conner, husband and wife as joint tenants, who acquired title as, Stanley Conner and Loretta Conner

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

Thomas S. Ellam and Katherine L. Ellam, or their successor(s), as Trustees of the Thomas and Katherine Ellam 2015 Family Trust dated June 22, 2015

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

**LOT 189, AS SET FORTH ON THE RECORD OF SURVEY FOR PINE VIEW DEVELOPMENT UNIT NO. 6, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 26, 2005, IN BOOK 0905, PAGE 9644, FILE NO. 655937.**

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: 01/14/2019



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1121-05-516-035  
 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: \$340,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$340,000.00  
 d) Real Property Transfer Tax Due \$1,326.00

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: E. officer  
 Capacity: \_\_\_\_\_

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

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

Print Name: Stanley Conner and Loretta Conner  
 Address: 3325 W. Behrend Dr  
 City: Phoenix  
 State: AZ      Zip: 85027

Print Name: Thomas and Katherine Ellam 2015 Family Trust  
 Address: 1329 Highway 395 N Suite 10-315  
 City: Gardnerville  
 State: NV      Zip: 89410

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

Print Name: First American Title Insurance Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2557582 NF/ NF  
 State: NV      Zip: 89423

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