

A.P.N.: 1220-16-118-007
File No: 143-2560726 (mk)
R.P.T.T.: \$1,634.10

When Recorded Mail To: Mail Tax Statements To:
Phillip Appleton
1289 Sorensen Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

JoAnn Olow and Alice Artellan , as Co-Personal Representatives for the Estate of Louise Rodrigues Artellan aka Louise Irma Artellan, deceased

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

Phillip Appleton, a widower

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

LOT 2 IN BLOCK A AS SHOWN ON THE MAP OF UPLAND ESTATES SUBDIVISION, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 14, 1979, IN BOOK 579, PAGE 758 AS DOCUMENT NO. 32395.

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.

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.

Date: 03/11/2019

This document was executed
in counter-part and
shall be deemed as one.

JoAnn Olow and Alice Artellan , as Co-Personal Representatives for the Estate of Louise Rodrigues Artellan aka Louise Irma Artellan, deceased

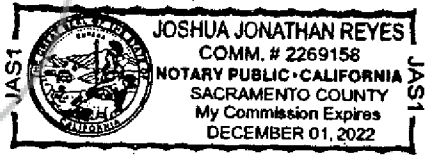
By: [Signature]
Name: JoAnn Olow
Title: Co- Personal Representative

By: _____
Name: Alice Artellan
Title: Co- Personal Representative

STATE OF CA)
) : ss.
COUNTY OF Monterey)

This instrument was acknowledged before me on 4/15/19 by JoAnn Olow as Co-Personal Representatives.

[Signature]
Notary Public
(My commission expires: 12-1-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 11, 2019** under Escrow No. **143-2560726**.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

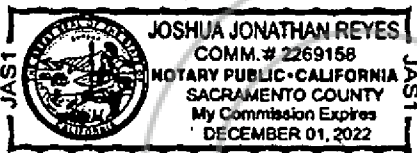
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Monterey)
On 4/15/2019 before me, Joann Lynn Olow
Date Here Insert Name and Title of the Officer
personally appeared Joann Lynn Olow
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Home Sale
Document Date: 3/11/19 Number of Pages: 43
Signer(s) Other Than Named Above: Alice Artellen

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-16-118-007
- 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: \$419,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$419,000.00
- d) Real Property Transfer Tax Due \$1,634.10

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: *JoAnn Olow*
Signature: _____

Capacity: *agent*
Capacity: _____

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

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

Print Name: JoAnn Olow and Alice Artellan, as
Co-Personal Representatives
Address: 1412 Muir Dr
City: Gardnerville
State: NV Zip: 89460

Print Name: Phillip Appleton
Address: 1289 Sorensen Lane
City: Gardnerville
State: NV Zip: 89460

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: 143-2560726 mk/ mk
State: NV Zip: 89423

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