

A.P.N.: 1121-05-000-018
File No: 143-2561203 (mk)
R.P.T.T.: \$1,423.50

When Recorded Mail To: Mail Tax Statements To:
Arthur Joseph Castro
P.O. Box 257
Glenbrook, NV 89413

GRANT, BARGAIN and SALE DEED

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

Jeffrey Philbrook and Frances Philbrook, husband and wife, as joint tenants with right of survivorship

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

Arthur Joseph Castro , an unmarried 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 REFLECTING A BOUNDARY LINE ADJUSTMENT BETWEEN PARCELS N AND M, AS SHOWN ON GOVERNMENT LAND OFFICE (BLM) MAP OF TOWNSHIP 11N, RANGE 21 E. M.D.B.&M., SAID PARCEL BEING A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 11N., RANGE 21 E., M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE CORNER 1/4 CORNER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 21 EAST, M.D.B.&M.,
THENCE NORTH 00° 05' 40" WEST, 1,355.96 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00° 05' 40" WEST, 855.95 FEET;
THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 4, 925.00 FEET, A CENTRAL ANGLE OF 03° 51' 45" AND AN ARC LENGTH OF 332.01 FEET;
THENCE SOUTH 54° 49' 20" EAST, 354.99 FEET;
THENCE SOUTH 35° 10' 40" WEST, 470.00 FEET;
THENCE SOUTH 73° 54' 21" WEST, 307.64 FEET TO THE TRUE POINT OF BEGINNING.**

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 17, 2011, IN BOOK 1111, PAGE 3780, AS INSTRUMENT NO. 792789

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: 03/18/2019

COPY

Jeffrey Philbrook
Jeffrey Philbrook

Frances Philbrook
Frances Philbrook

STATE OF **NEVADA**)
 : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 4-17-19 by
Jeffrey Philbrook and Frances Philbrook.

Mary Kesh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 18, 2019** under Escrow No. **143-2561203**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1121-05-000-018
- 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: \$365,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$365,000.00
- d) Real Property Transfer Tax Due \$1,423.50

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)**

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

Jeffrey Philbrook and Frances
Print Name: Philbrook
Address: 8325 Quail Canyon Road
City: Vacaville
State: CA Zip: 95688

Arthur Joseph Castro
Print Name: Arthur Joseph Castro
Address: P.O. Box 257
City: Glenbrook
State: NV Zip: 89413

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

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

File Number: 143-2561203 mk/ mk
State: NV Zip: 89423

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