

DOUGLAS COUNTY, NV **2019-929769**  
RPTT:\$3198.00 Rec:\$35.00  
\$3,233.00 Pgs=3 **05/31/2019 02:19 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-10-415-035

Escrow No. 00244214 - 016 - 17  
RPTT 3,198.00  
When Recorded Return to:  
**Michael Hoeg Nielsen**  
**12301 Ericole**

Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
David L Lewis and Cathy Lou Lewis, Trustees of the Lewis Living Trust dated June 10, 1999

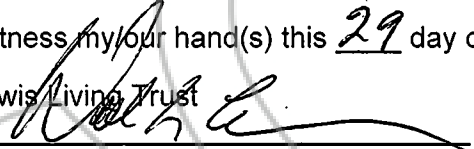
do(es) hereby Grant, Bargain, Sell and Convey to  
Michael Hoeg Nielsen and Linda Louise Brandon, Husband and Wife as Community  
Property with right of survivorship

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining.

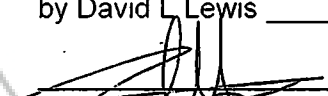
Witness my hand(s) this 29 day of MAY, 2019

Lewis Living Trust  
  
David L. Lewis, Trustee

Lewis Living Trust  
this document has been executed in counterpart  
Cathy Lou Lewis, Trustee

STATE OF Florida  
COUNTY OF Miami Dade

This instrument was acknowledged before me on 29/ May / 2019,  
by David L Lewis \_\_\_\_\_

  
NOTARY PUBLIC



CHERYL GEORGES  
Commission # GG 307667  
Expires March 4, 2023  
Bonded Thru Budget Notary Services

SPACE BELOW FOR RECORDER

APN: 1318-10-415-035

Escrow No. 00244214 - 016 - 17  
RPTT 3,198.00  
When Recorded Return to:  
**Michael Hoeg Nielsen**  
**12301 Ericole**

Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,  
David L Lewis and Cathy Lou Lewis, Trustees of the Lewis Living Trust dated June 10, 1999

do(es) hereby Grant, Bargain, Sell and Convey to  
Michael Hoeg Nielsen and Linda Louise Brandon, Husband and Wife as Community  
Property with right of survivorship

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining.

Witness my/our hand(s) this 30<sup>th</sup> day of May, 2019

Lewis Living Trust  
this document has been executed in  
counterpart \_\_\_\_\_  
David L. Lewis, Trustee

Lewis Living Trust  
- Cathy Lou Lewis Trustee  
Cathy Lou Lewis, Trustee

STATE OF FL  
COUNTY OF LAKE

This instrument was acknowledged before me on May 30, 2019,  
By Cathy Lou Lewis Trustee Personally Known to me.

Quinda J Jones  
NOTARY PUBLIC

NOTARY PUBLIC  
STATE OF FLORIDA  
QUINDA JONES  
MY COMMISSION # GG 070460  
EXPIRES: June 5, 2021  
Bonded Thru Budget Notary Services

SPACE BELOW FOR RECORDER

Exhibit A

Lot 24, and that portion of Lot 28, in Block B, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION NO. 4, according to the Official Map, filed in the Office of the County Recorder of Douglas County, Nevada, on June 7, 1955, as File No. 10441.

Beginning at the most Southwesterly corner of said lot 28, said point being a point on the Northerly right-of-way of Mountain View Lane; thence along said right-of-way line North 72°38'37" East 19.04 feet; thence leaving said right-of-way line North 1°46'00" East 94.32 feet; thence West 18.00 feet; thence North 1°46'00" East 137.25 feet; thence South 43°32'00" West 107.36 feet; thence South 180.13 feet to a point common to the Southwest corner of said Lot 24 and the Northerly right-of-way line of said Mountain View Lane; thence along said right-of-way line North 72°38'37" East 69.81 feet to the point of beginning, as shown on Record of Survey recorded December 12, 2000 in Book 1200, Page 2269, as Document No. 504901, Official Records of Douglas County, Nevada.

NOTE: The above metes and bounds description contains 1,748.04 square feet, more or less.

SPACE BELOW FOR RECORDER

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1. APN: 1318-10-415-035

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA  
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$820,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$820,000.00  
 Real Property Transfer Tax Due: \$ 3,198.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 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 <u>[Signature]</u>	Capacity <u>Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>David L Lewis and Cathy Lou Lewis</u>	Print Name: <u>Michael Hoeg Nielsen and Lynda L. Brandon</u>
Address: <u>5911 N.W 36<sup>th</sup> St</u>	Address: <u>12301 Ericole Ct</u>
City/State/Zip: <u>Miami FL 33166</u>	City/State/Zip <u>Ellicott City, MD 21042</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00244214-016dr</u>
Address: <u>896 West Nye Lane, Suite 104 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

\* Trustees of the Lewis Living Trust dated June 10, 1999