

DOUGLAS COUNTY, NV
RPTT:\$3010.80 Rec:\$40.00
\$3,050.80 Pgs=5 2020-941142
01/21/2020 01:50 PM
FIRST AMERICAN TITLE IV
KAREN ELLISON, RECORDER

A.P. No. 1418-27-403-001
Escrow No. 123-2576371-VD/lf
R.P.T.T. \$3,010.80

WHEN RECORDED RETURN TO:
James Joseph Martin and Kimberly Ann Martin
718 Avalon Way
Livermore, CA 94550

MAIL TAX STATEMENTS TO:

718 Avalon Way
Livermore, CA 94550

GRANT, BARGAIN and SALE DEED

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

Donald D. Johnson, a married man as his sole and separate property, as to and undivided 50% interest and Lemial E. Fite, III and Connie L. Fite, husband and wife as joint tenants, as to an undivided 50% interest as tenants in common

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

James Joseph Martin and Kimberly Ann Martin, husband and wife as joint tenants

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

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 18 EAST M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF THE NEVADA STATE HIGHWAY (US 50) RIGHT OF WAY WHICH BEARS N 66°48' E, 244.5 FEET FROM THE MEANDER CORNER ON THE SECTION LINE BETWEEN SECTIONS 27 AND 34, T 14 N, R 18 E. M.D.B & M., THENCE RUNNING N 10°33' E. 100.5 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID NEVADA STATE HIGHWAY RIGHT OF WAY, THE TRUE POINT OF BEGINNING; THENCE FROM THE SAID TRUE POINT OF BEGINNING RUNNING NORTHERLY ALONG THE EASTERLY BOUNDARY OF THE SAID RIGHT OF WAY OF THE NEVADA STATE HIGHWAY ALONG A SEGMENT OF THE CURVE ON THE SAID RIGHT OF WAY, CURVING TO THE LEFT WITH AND 840 FOOT RADIUS SUBTENDED BY A CORD N 5°46' E, 50 FEET; THENCE S 86°07' E, 134 FEET THENCE S 3°57' W. 58 FEET; THENCE N 82° 57' W, 136 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL OF LAND COMPRISING LOT 7 BLOCK C OF THE PROPOSED TENTATIVE CAVE ROCK VIEW SUBDIVISION SITUATE IN THE FRACTIONAL SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B.& M., DOUGLAS COUNTY, STATE OF NEVADA.

EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN STATE HIGHWAY 50, BY DOCUMENT RECORDED IN BOOK "T" OF DEEDS, PAGE 202, DOCUMENT NO. 116

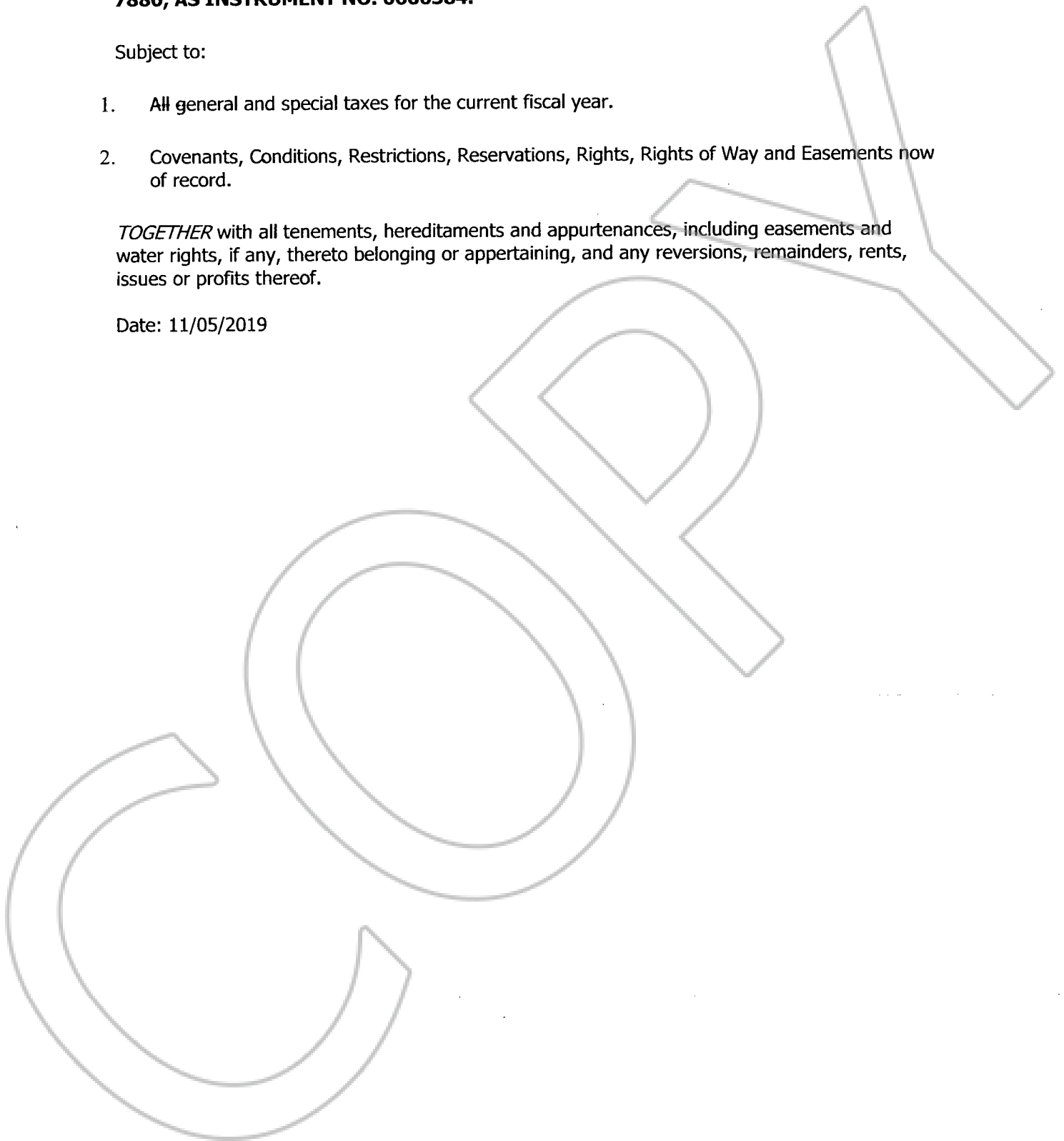
NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 25, 2006, IN BOOK 0106, PAGE 7880, AS INSTRUMENT NO. 0666384.

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: 11/05/2019



Donald D. Johnson
Donald D. Johnson

Signed in counterpart
Lemial E. Fite III

Signed in counterpart
Connie L. Fite

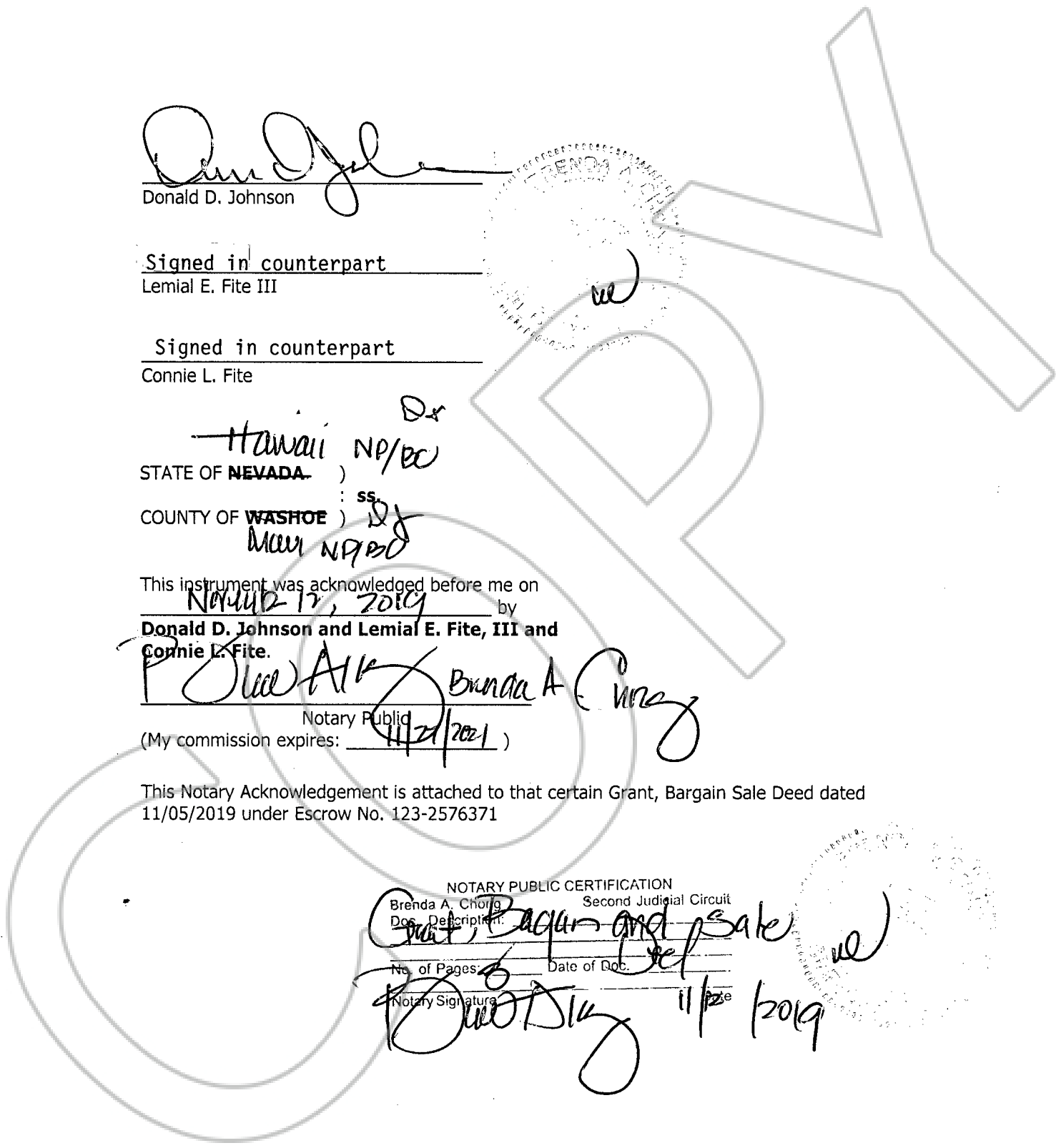
Dr
~~Hawaii~~ *NP/BO*
STATE OF ~~NEVADA~~)
 : *ss*
COUNTY OF ~~WASHOE~~) *Dr*
 MAN NP/BO

This instrument was acknowledged before me on
November 12, 2019 by
**Donald D. Johnson and Lemial E. Fite, III and
Connie L. Fite.**

Brenda A. Chiofalo
Notary Public
(My commission expires: *11/21/2021*)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
11/05/2019 under Escrow No. 123-2576371

NOTARY PUBLIC CERTIFICATION
Brenda A. Chiofalo Second Judicial Circuit
Doc. Description: *Grant, Bargain and Sale*
No. of Pages: *6* Date of Doc. *11/12/2019*
Notary Signature: *Brenda A. Chiofalo*



Signed in counterpart
Donald D. Johnson

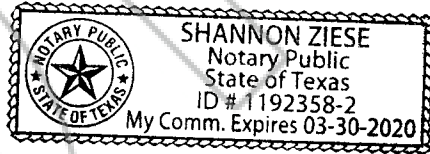
Lemial E. Fite III
Lemial E. Fite III

Connie L. Fite
Connie L. Fite

STATE OF ~~NEVADA~~ Texas *sz*
: ss.
COUNTY OF ~~WASHOE~~ Burnet *sz*

This instrument was acknowledged before me on
November 14, 2019 by
**Donald D. Johnson and Lemial E. Fite, III and
Connie L. Fite.** *sz*

Shannon Ziese
Notary Public
(My commission expires: 3/30/2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/05/2019 under Escrow No. 123-2576371

NOTARY INFORMATION

NOTARY PUBLIC: PLEASE PROVIDE US WITH THE FOLLOWING INFORMATION:

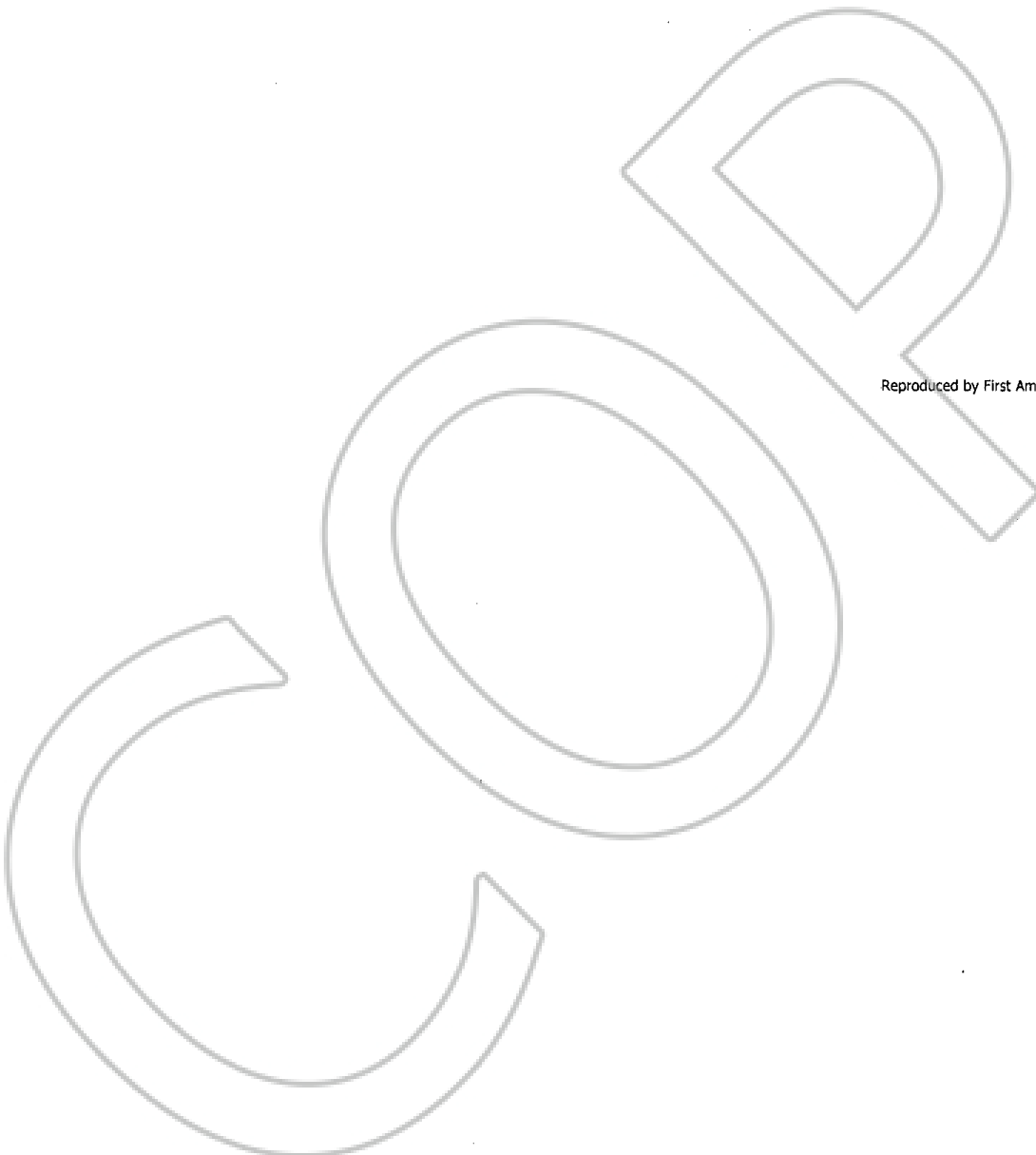
Your Name: (NOTARY) Shannon Ziese

Address: PO Box 516 Kingland, TX 78639

Daytime Phone Number: 325-248-4820

State: Texas

County: Brewer



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1418-27-403-001
 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: \$771,875.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$771,875.00
 d) Real Property Transfer Tax Due \$3,010.80

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: Grantor
 Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Donald D. Johnson and Lemial E. Fite, III and Connie L. Fite
 Print Name: _____
 Address: 5354 Via Pisa
 City: Newbury Park
 State: CA Zip: 91320

BUYER (GRANTEE) INFORMATION (REQUIRED)
James Joseph Martin and Kimberly Ann Martin
 Print Name: _____
 Address: 718 Avalon Way
 City: Livermore
 State: CA Zip: 94550

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 123-2576371 VD/ cm
 Address 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1418-27-403-001
 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: \$771,875.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$771,875.00
 d) Real Property Transfer Tax Due \$3,010.80

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: Lemial E. Fite III

Capacity: Grantor

Signature: Connie L. Fite

Capacity: Grantor

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

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

Print Name: Donald D. Johnson and Lemial E. Fite, III and Connie L. Fite

Print Name: James Joseph Martin and Kimberly Ann Martin

Address: 5354 Via Pisa

Address: 718 Avalon Way

City: Newbury Park

City: Livermore

State: CA Zip: 91320

State: CA Zip: 94550

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

Print Name: Company
 Address: 940 Southwood Blvd, Suite 203

File Number: 123-2576371 VD/ cm

City: Incline Village

State: NV Zip: 89451

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

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1418-27-403-001
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$771,875.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$771,875.00
 d) Real Property Transfer Tax Due \$3,010.80

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: *Donald D. Johnson*
 Signature: *Kimberly A. Martin*

Capacity: *Grantee*
 Capacity: *Grantee*

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Donald D. Johnson and Lemial E. Fite, III and Connie L. Fite
 Address: 5354 Via Pisa
 City: Newbury Park
 State: CA Zip: 91320

Print Name: James Joseph Martin and Kimberly Ann Martin
 Address: 718 Avalon Way
 City: Livermore
 State: CA Zip: 94550

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

Print Name: First American Title Insurance Company File Number: 123-2576371 VD/cm
 Address: 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

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