DOUGLAS COUNTY, NV

RPTT:\$3010.80 Rec:\$40.00

2020-941142

\$3,050.80 Pgs=5

01/21/2020 01:50 PM

FIRST AMERICAN TITLE IV

KAREN ELLISON, RECORDER

A.P. No. Escrow No. 1418-27-403-001 123-2576371-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 unidivided 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°7' 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.

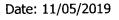
EXCEPTING THEREFROM ANY PORTION OF SAID LAND LYING WITHIN STATE HIGHWAY 50, BY DOCUMENT RECORDED IN BOOK "T" OF DEEDS, PAGE 202, DOCUMENT NO. 116

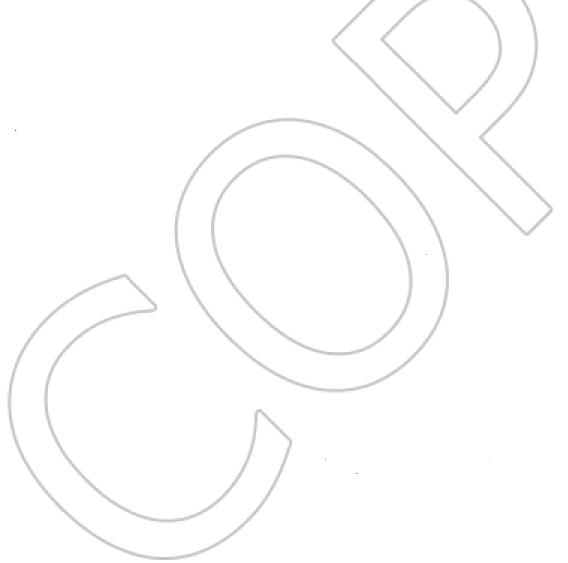
NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JANUARY 25, 2006, IN BOOK 0106, PAGE 7880, AS INSTRUMENT NO. 0666384.

Subject to:

- 1. All general and special taxes for the current fiscal year.
- 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.





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Donald D. Johnson		
Signed in counterpart Lemial E. Fite III	w	
Signed in counterpart Connie L. Fite		
STATE OF NEVADA.		
COUNTY OF WASHOE) W NO BOO This instrument was acknowledged before me	on	
Donald D. Johnson and Lemial E. Fite, III Connie E. Fite. Bund	Tand	
Notary Public (My commission expires: 12/2021)	ta A (une	
This Notary Acknowledgement is attached to to 11/05/2019 under Escrow No. 123-2576371	that certain Grant, Bargain Sale Deed	d dated
Brenda A. Chorgo Dos Deficription: No of Pages:	PUBLIC CERTIFICATION Second Judicial Circuit Date of Roc.	uQ)
Notary Signatura	106	7

Signed in counterpart Donald D. Johnson	Λ
Lemial E. Fite III	
Connie L. Fite	
STATE OF NEVADA TOYAS SS.: ss.	
COUNTY OF WASHOE Burnet 528	
This instrument was acknowledged before me on November 14, 2019 by	
Connie L. Fite. SHANNON Notary Put State of Te ID # 11923	iblic 8
(My commission expires: 5/30/2020))3-30-2020 §

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

File No.: **123-2576371**

NOTARY INFORMATION

NOTARY PUBLIC: PLEASE PROVIDE US WITH THE FOLLOWING INFORMATION:
Vous Namos (NOTARY) 5) according 7: 25:2
Your Name: (NOTARY) Shannon Ziese
Address: 70 Box 516 Kingsland, TX 78639
Daytime Phone Number: 325-248-4820
State: Texas
County: Burnet
Reproduced by First American Title Insurance 1/2001

STATE OF NEVADA DECLARATION OF VALUE

b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due 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: SELLER (GRANTOR) INFORMATION (REQUIRED) Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED)	1.	Assessor Parcel Number(s)	^
2. Type of Property a) Vacant Land b) Single Fam. Res. FOR RECORDERS OPTIONAL USE b) Apt. Bldg f) Commf/Ind1 Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other 3. a) Total Value/Sales Price of Property: \$771,875.00 b) Deed in Lieu of Foredosure 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 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 Deviointly and severally liable for any additional amount owed. Signature: Capacity: Capa	a)_	1418-27-403-001	/\
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Seller shall be jointly and severally liable for any additional amount owed. Signature: Signature: Signature: Signature: Seller (GRANTOR) INFORMATION (REQUIRED) Donald D. Johnson and Lemial E. Print Name: Fite, III and Connie L. Fite Address: Address: S354 Via Pisa City: Newbury Park City: State: CA Zip: 91320 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address: Print Name: City: Company File Number: File Number: State: NV Zip: 89451	clair	med exemption, or other determination of addition	parties agree that disallowance of any onal tax due, may result in a penalty of
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Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) Donald D. Johnson and Lemial E. Print Name: Fite, III and Connie L. Fite Address: 5354 Via Pisa City: Newbury Park State: CA Sign: 91320 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address: 940 Southwood Blvd, Suite 203 City: Incline Village Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Frint Name: Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Frint Name: Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Frint Name: Capacity: BUYER (GRANTEE) INFORMATION (REQUIRED) Frint Name: Capacity: State: CA State: CA Sip: 94550 File Number: 123-2576371 VD/ cm State: NV Sip: 89451			
SELLER (GRANTOR) INFORMATION (REQUIRED) Donald D. Johnson and Lemial E. Print Name: Fite, III and Connie L. Fite Address: 5354 Via Pisa City: Newbury Park State: CA COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address: 940 Southwood Blvd, Suite 203 City: Incline Village BUYER (GRANTEE) INFORMATION (REQUIRED) Frint Name: Campany Address: 10seph Marth and Print Name: City: Livermore State: CA City: Livermore State: CA Zip: 94550 File Number: 123-2576371 VD/ cm State: NV Zip: 89451	_		
(REQUIRED) Donald D. Johnson and Lemial E. Print Name: Fite, III and Connie L. Fite Address: 5354 Via Pisa City: Newbury Park State: CA Zip: 91320 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address: 940 Southwood Blvd, Suite 203 City: Incline Village (REQUIRED) Fames Joseph Markh and Print Name: City: Livermore State: CA Zip: 94550 City: Livermore State: CA Zip: 94550 File Number: 123-2576371 VD/ cm State: NV Zip: 89451			
Print Name: Fite, III and Connie L. Fite Address: 5354 Via Pisa City: Newbury Park State: CA COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) First American Title Insurance Print Name: Company Address 940 Southwood Blvd, Suite 203 City: Incline Village Print Name: Print Name: Company Address State: NV Print Name: Company Address State: NV State: NV Zip: 89451		(REQUIRED)	
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City: Newbury Park State: CA Zip: 91320 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			
State: CA Zip: 91320 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			
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Print Name: Company File Number: 123-2576371 VD/ cm Address 940 Southwood Blvd, Suite 203 City: Incline Village State: NV Zip: 89451	33.		tredamed is not seller or buyer,
City: Incline Village State: NV Zip: 89451		t Name: Company	File Number: 123-2576371 VD/ cm
			State: NV 7in.00451
	City		

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)	Λ
a) <u>1418-27-403-001</u>	
b)	\ \
c)	\ \ \
d)	\ \
2. Type of Property	\ \
a) Vacant Land b) Single Fam. Res. FOR RECORDERS OPTI	ONAL USE
c) Condo/Twnhse d) 2-4 Plex Book Page:	/ /
g) Agricultural h) Mobile Home Notes:	
i) Other	
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. <u>If Exemption Claimed:</u>	
a. Transfer Tax Exemption, per 375.090, Section:	
b. Explain reason for exemption:	
5. Partial Interest: Percentage being transferred: %	
The undersigned deciares and acknowledges, under penalty of perjury, purs	uant to NRS
375.060 and NRS 375.110, that the information provided is correct to the b	est of their
information and belief, and can be supported by documentation if called upon to the information provided herein. Furthermore, the parties agree that disallow	substantiate ance of any
<u> Ciaimed exemption, or other determination of additional tax due, may result in </u>	a_penalty_of
10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, th Seller shall be jointly and severally liable for any additional amount owed.	e Buyer and
Signature: Connection Capacity: Grantor	DMATTON
SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFO (REQUIRED)	RMAIION
Donald D. Johnson and Lemial E. James Jusen	h Martin and
Print Name: Fite, 111 and Connie L. Fite Print Name: Kimberly And	Martin
Address: 5354 Via Pisa Address: 718 Avalon Way	
City: Newbury Park City: Livermore	
	94550
COMPANY/PERSON REQUESTING RECORDING (required if not seller or b	
	uyer)
First American Title Insurance	
First American Title Insurance Print Name: Company File Number: 123-2576371 VI	
First American Title Insurance	D/ cm

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)		
) 1418-27-403-001		
b c			
ď		()	
2.	Type of Property	\ \	
ے. a	· '[FOR RECORDERS OPTIONAL USE ONLY	_
C		Book Page:	
e		Date of Recording:	
g		Notes:	
	i) Other		
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	١.
	d) Real Property Transfer Tax Due	\$3,010.80	
4.	If Exemption Claimed:		d
	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 per	nalty of perjury, pursuant to NRS 375.060 and NRS	
	5.110, that the information provided is correct to the best of		
	cumentation if called upon to substantiate the information pallowance of any claimed exemption, or other determination		
the	tax due plus interest at 1% per month. Pursuant to NRS 375	5.030, the Buyer and Seller shall be jointly and severally	
	le for any additional amount owed.		
_	nature: Semistria	Capacity: Grantee	_
Sigr	nature: Kinkerly a Martin	Capacity: Grantee	
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION	
	(REQUIRED) Donald D. Johnson and Lemial E. Fite, III	(REQUIRED) James Joseph Martin and	
Prir	nt Name: and Connie L. Fite	Print Name: Kimberly Ann Martin	
100	dress: 5354 Via Pisa	Address: 718 Avalon Way	_
City	r: Newbury Park	City: Livermore	
Stat		State: CA Zip: 94550	
co	MPANY/PERSON REQUESTING RECORDING (required if	not seller or buyer)	
	MPANY/PERSON REQUESTING RECORDING (required if nt Name: First American Title Insurance Company	not seller or buyer) File Number: 123-2576371 VD/cm	
Prin	nt Name: <u>First American Title Insurance Company</u> dress <u>940 Southwood Blvd, Suite 203</u>		