

APN: 1318-24-710-014  
R.P.T.T.: \$3,022.50  
Escrow No.: 20008138-DR  
When Recorded Return To:  
Dean Tangeman  
7200 Dallas Pkway#1626  
Plano, TX 75024

Mail Tax Statements to:  
Dean Tangeman  
7200 Dallas Pkway#1626  
Plano, TX 75024

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Richard Kevin Wilcox, an unmarried man Julia E. Winter, an unmarried woman, as joint tenants**

do(es) hereby Grant, Bargain, Sell and Convey to

**Dean Tangeman, a single man**

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

**PARCEL 1:**

That portion of Lot 28, as shown on the map of Kingsbury Highlands No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on December 26, 1961, that is described as follows:

Beginning at the most Southerly corner of Lot 28, as shown on the map of Kingsbury Highlands No. 2, filed in the office of the Recorder of Douglas County, Nevada, on December 26, 1961, said corner being also the Southwest corner of Lot 27 as shown on said map; thence North 43°58'38" East a distance of 211.54 feet along the Southeasterly line of said Lot 28 to a point on Laurel Lane; thence Northerly along Laurel Lane on a curve having a radius of 51 feet through a central angle of 69°30'; for an arc distance of 61.86 feet; thence continuing along Laurel Lane North 19°24'28" West a distance of 37.46 feet to the corner common to Lots 28 and 29; thence along the lot line common to Lots 28 and 29, South 64°52'46" West a distance of 125 feet; thence South 8°43'33" East a distance of 170.15 feet to the point of beginning.

**PARCEL 2:**

Together with the right to use for ingress to and egress from the parcel hereinabove described, that portion of Lot 29 as shown on said map of Kingsbury Highlands No. 2, that is described as follows:

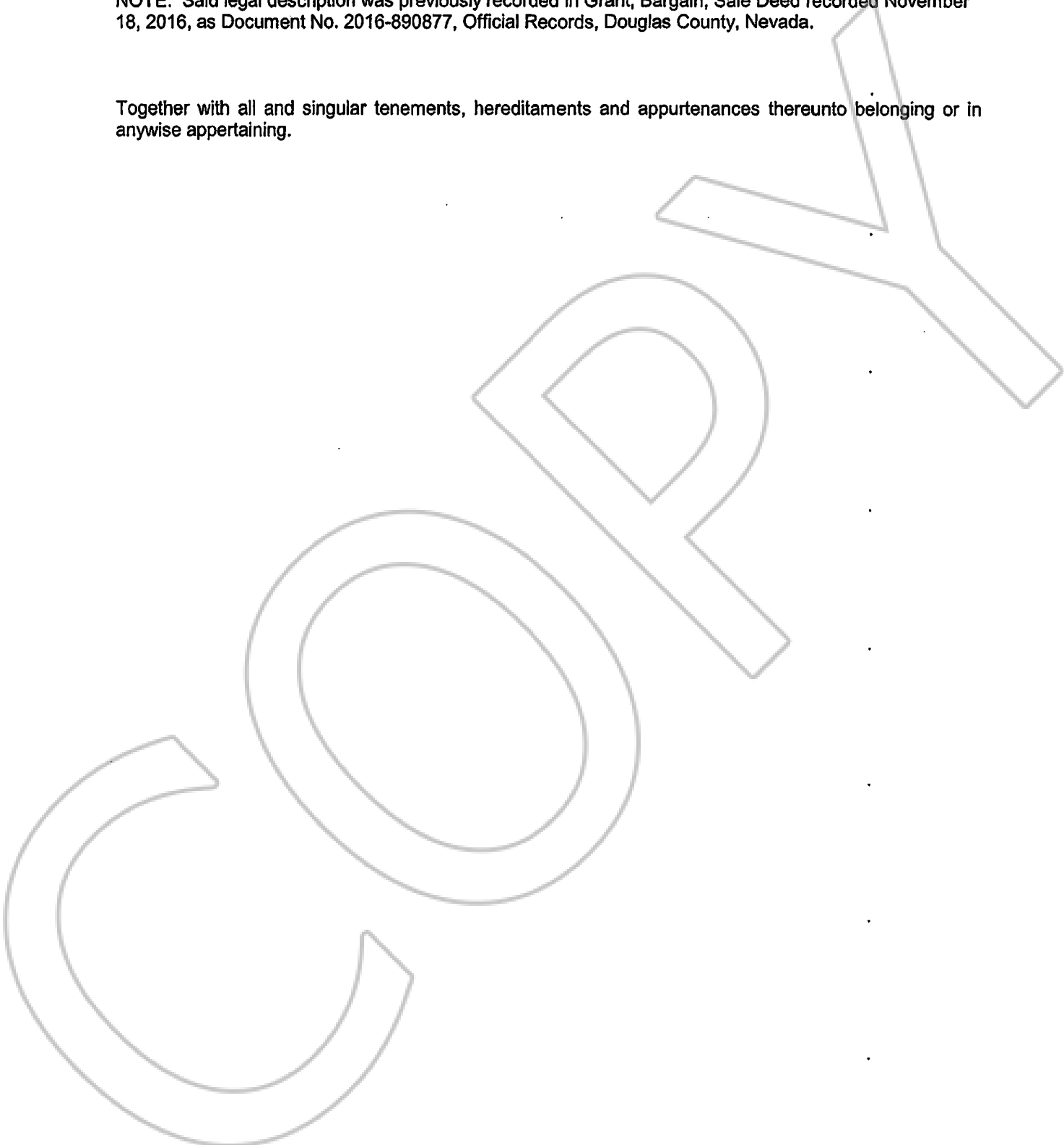
Beginning at a point on the most Northerly line of said Lot 29 that bears South 72°20'44" West a distance of 10 feet from the Northeast corner of said Lot 29; thence North 72°20'44" East a distance of 10 feet to the Northeast corner of said Lot 29; thence South 19°24'28" East along Laurel Lane a distance of 132.0 feet to the lot corner common to Lots 28 and 29; thence South 84°52'46" West a distance of 15 feet; thence Northerly to the point of beginning.

The right to use said strip of land to be exercised in common with the party of the first part who shall use said strip for accsss to said Lot 29 and the right to use said strip to be at all times subject to the easement for public utility purposes created by delineation on the map of said subdivision.

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**NOTE: Said legal description was previously recorded in Grant, Bargain, Sale Deed recorded November 18, 2016, as Document No. 2016-890877, Official Records, Douglas County, Nevada.**

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



Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 20008138-DR

Dated this 8th day of September, 2020.

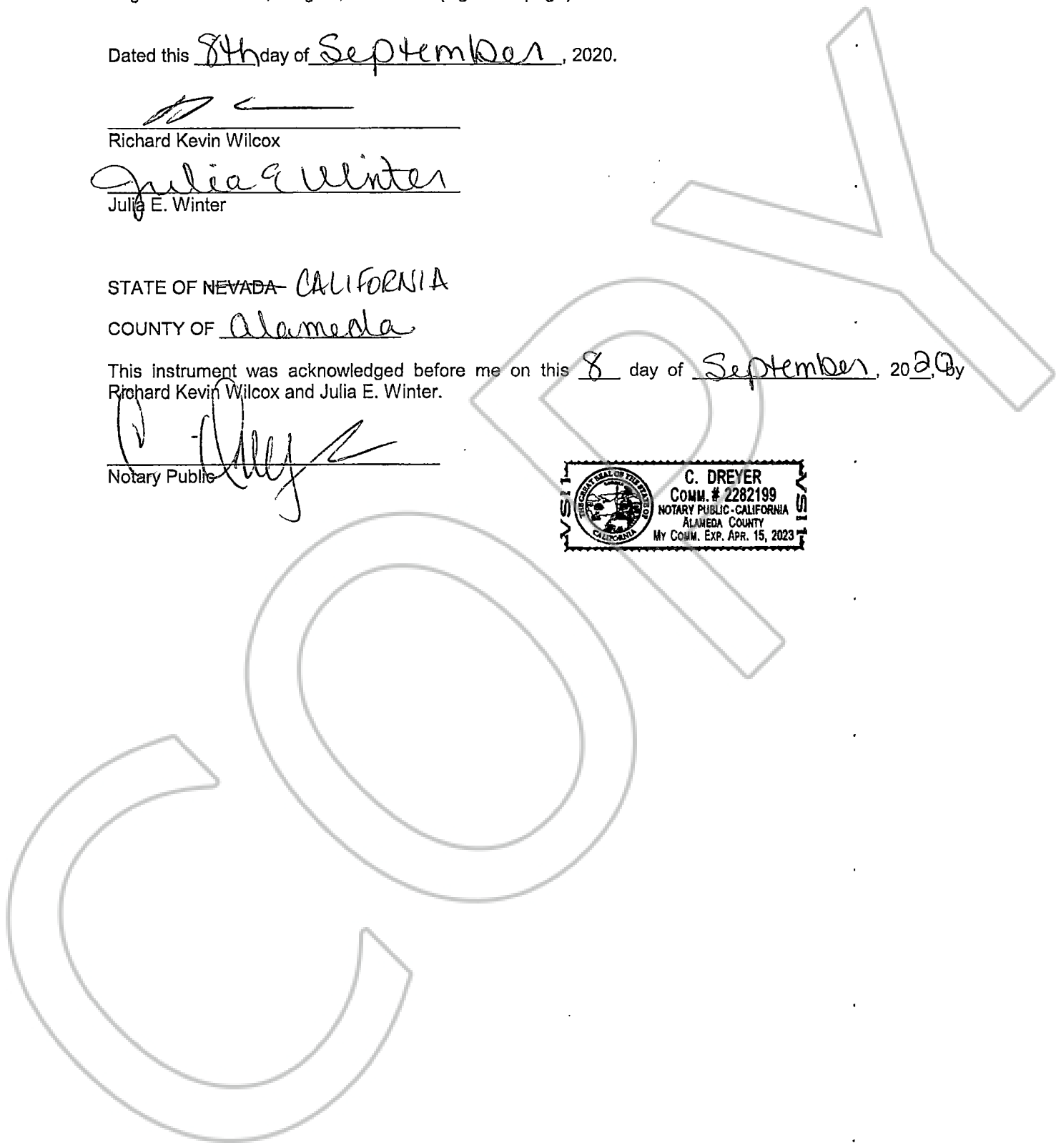
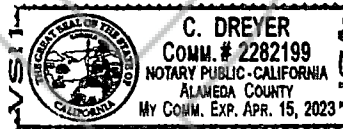
[Signature]  
Richard Kevin Wilcox

[Signature]  
Julia E. Winter

STATE OF ~~NEVADA~~ CALIFORNIA  
COUNTY OF Alameda

This instrument was acknowledged before me on this 8 day of September, 2020, by  
Richard Kevin Wilcox and Julia E. Winter.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-24-710-014  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.          f)  Comm'l/Ind'l  
 g)  Agricultural       h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$775,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$775,000.00  
 d. Real Property Transfer Tax Due: \$3,022.50

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: [Signature] Capacity: \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: <u>Richard Kevin Wilcox and Julia E. Winter</u>	Print Name: <u>Dean Tangeman</u>
Address: <u>196 Lloyd Street</u>	Address: <u>7200 Dallas Pkway#1626</u>
City: <u>Livermore, Ca 9</u>	City: <u>Plano</u>
State: <u>Ca</u> Zip: <u>94550</u>	State: <u>Texas</u> Zip: <u>75024</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20008138-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED