

DOUGLAS COUNTY, NV **2020-956499**  
RPTT:\$12285.00 Rec:\$40.00  
\$12,325.00 Pgs=4 11/16/2020 02:16 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1318-26-501-005  
File No: 143-2602737 (mk)  
R.P.T.T.: \$12,285.00

When Recorded Mail To: Mail Tax Statements To:  
Martin A. O'Toole and Joanna K. O'Toole  
P.O. BOX 158  
La Canada, CA 91012

***GRANT, BARGAIN and SALE DEED***

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

Ruth L. Blough, Successor Trustee of The Blough 2007 Trust

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

Martin A. O'Toole and Joanna K. O'Toole, husband and wife as joint tenants with right of survivorship

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

**See attached Exhibit A**

*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.

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COPY

Ruth L. Blough, Successor Trustee of The  
Blough 2007 Trust

Ruth L. Blough  
Ruth L. Blough, Successor Trustee

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

This instrument was acknowledged before me on 10-9-2020 by  
**Ruth L. Blough, Successor Trustee.**

Mary Kelsh  
Notary Public

(My commission expires: 11-6-22)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2602737.

 **MARY KELSH**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 98-49567-5 - Expires Nov. 06, 2022

**EXHIBIT 'A'**

**ALL THAT PORTION OF SECTION 26, TOWNSHIP 13, NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT WHICH BEARS SOUTH 00° 09' 40" WEST 654.66 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 26;  
THENCE SOUTH 00° 17' 25" WEST 476.89 FEET;  
THENCE NORTH 68° 36' 59" WEST 307.72 FEET;  
THENCE NORTH 12° 43' 46" WEST 611.62 FEET;  
THENCE NORTH 76° 58' 34" EAST 126.88 FEET;  
THENCE ALONG A CURVE TO THE NORTH WITH A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 35° 30' 00", AND AN ARC LENGTH OF 272.62, THE CHORD OF SAID CURVE BEARS NORTH 59° 13' 34" EAST 268.28 FEET;**

**THENCE ALONG A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 20° 07' 49", AND AN ARC LENGTH 137.02, THE CHORD OF SAID CURVE BEARS NORTH 31° 24' 40" EAST 136.32 FEET;  
THENCE SOUTH 00° 09' 40" WEST 514.11 FEET TO THE POINT OF BEGINNING**

**REFERENCE IS MADE TO RECORD OF SURVEY FOR FALCON CAPITAL RECORDED JUNE 14, 2004, BOOK 0604, PAGE 6773, AS DOCUMENT NO. 616036.**

**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 02, 2004, IN BOOK 0704, PAGE 01124, AS INSTRUMENT NO. 617855.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1318-26-501-005  
 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: \$3,150,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$3,150,000.00  
 d) Real Property Transfer Tax Due \$12,285.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: [Handwritten Signature]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

Print Name: Ruth L. Blough, Successor Trustee  
of The Blough 2007 Trust  
 Address: 177 Granite Springs Dr.  
 City: Kingsbury,  
 State: NV Zip: 89419

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

Print Name: Martin A. O'Toole and  
Joanna K. O'Toole  
 Address: P.O. BOX 158  
 City: La Canada  
 State: CA Zip: 91012

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

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

File Number: 143-2602737 mk/ ks  
 State: NV Zip: 89423

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