

A.P.N.: 1023-07-002-001
File No: 143-2608104 (mk)
R.P.T.T.: \$163.80

When Recorded Mail To: Mail Tax Statements To:
Florin Raica
13232 Nina Place
Garden Grove, CA 92843

GRANT, BARGAIN and SALE DEED

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

M. David Templeton, a single man

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

Florin Raica, a single man

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

LOT 3, (NORTHWEST 1/4 OF SOUTHWEST 1/4, EXCEPTING THEREFROM THAT PORTION LYING SOUTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 3 [208]) OF SECTION 7, IN TOWNSHIP 10 NORTH, RANGE 23 EAST, M.D.B. & M.

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.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1023-07-002-001
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: \$41,899.99
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$41,899.99
d) Real Property Transfer Tax Due \$163.80

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: _____

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: M. David Templeton

Print Name: Florin Raica

Address: 5324 Preston Fall City Road
Southeast

Address: 13232 Nina Place

City: Fall City

City: Garden Grove

State: WA Zip: 98024

State: CA Zip: 92843

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

Print Name: First American Title Insurance
Company

File Number: 143-2608104 mk/ ks

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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