

A.P.N.: 1220-03-210-059
File No: 143-2622721 (et)
R.P.T.T.: \$1,579.50

When Recorded Mail To: Mail Tax Statements To:
Mathew Corey Stearns
1439 wendover court
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Larry A. Thomas as Executor of the Estate of Faye E. Hargis a/k/a Eula Faye Thomas.

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

Mathew Corey Stearns, an unmarried man and Robert Timothy McOsker, an unmarried man as joint tenants with right of survivorship

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

BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 20 EAST FURTHER DESCRIBED AS FOLLOWS:

LOT 44, BLOCK I, AS SET FORTH ON FINAL SUBDIVISION MAP LDA 01-047 PLANNED UNIT DEVELOPMENT ARBOR GARDENS PHASE 1 FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 18, 2002, BOOK 1002, PAGE 8115 AS DOCUMENT NO. 555262 AND AMENDED BY THAT CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 20, 2003, IN BOOK 203 AT PAGE 7818 AS DOCUMENT NO. 567590 AND RECORDED SEPTEMBER 28, 2004, IN BOOK 904, AT PAGE 11209, AS DOCUMENT NO. 625221 OF OFFICIAL RECORDS.

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) 1220-03-210-059
- 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:

\$405,000.00

b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)

c) Transfer Tax Value:

\$405,000.00

d) Real Property Transfer Tax Due

\$1,579.50

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]

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: The Estate of Faye E. Hargis

Print Name: Mathew Corey Stearns and

Address: 1341 Mountain Ash Way

Print Name: Robert Timothy McOsker

City: Gardnerville

Address: 1439 wendover court

State: NV Zip: 89410

City: Gardnerville

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

First American Title Insurance
Print Name: Company

File Number: 143-2622721 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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