

A.P.N.: 1220-22-211-012
File No: 143-2644864 (et)
R.P.T.T.: \$2,281.50

When Recorded Mail To: Mail Tax Statements To:
Michael R. Hastings
1611A South Melrose Drive #242
Vista, CA 92081

GRANT, BARGAIN and SALE DEED

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

William Powers and Patty Powers, husband and wife as joint tenants

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

Michael R. Hastings, an unmarried man

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

LOT 9, IN BLOCK B, AS SHOWN ON THE MAP OF BARRINGTON RANCHOS, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 1, 1991, IN BOOK 391, PAGE 187, AS DOCUMENT NO. 245840, BEING A RE-SUBDIVISION OF LOT 706, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS DOCUMENT NO. 66512.

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.

William Powers

William Powers

Patty Powers

Patty Powers

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

This instrument was acknowledged before me on Nicole M. Jacobson by **William Powers and Patty Powers.**

[Signature]
Notary Public
(My commission expires: 06-04-25)

NICOLE MARIE JACOBSON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 06-04-25
Certificate No: 21-4918-12

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2644864.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1220-22-211-012
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: \$585,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$585,000.00
d) Real Property Transfer Tax Due \$2,281.50

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: Client

Signature: _____

Capacity: _____

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

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

Print Name: William Powers and Patty Powers

Print Name: Michael R. Hastings

Address: 31409 Russian Olive Lane

Address: 1611A South Melrose Drive
#242

City: Parma

City: Vista

State: ID Zip: 83660

State: CA Zip: 92081

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

Print Name: First American Title Insurance Company

File Number: 143-2644864 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)