

DOUGLAS COUNTY, NV  
RPTT:\$4251.00 Rec:\$40.00  
\$4,291.00 Pgs=3  
04/29/2022 11:07 AM  
FIRST AMERICAN TITLE SPARKS  
KAREN ELLISON, RECORDER

A.P. No. 1318-15-613-001  
Escrow No. 125-2650430-tw/CJ  
R.P.T.T. \$4,251.00

**WHEN RECORDED RETURN TO:**

Lewis N. Carr and Nina A. Carr  
256 McFaul Way  
Zephyr Cove, NV 89448

**MAIL TAX STATEMENTS TO:**

Lewis N. Carr and Nina A. Carr  
256 McFaul Way  
Zephyr Cove, NV 89448

**GRANT, BARGAIN and SALE DEED**

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

Bruce Leerue Cable, a married man as his sole and separate property

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

Lewis N. Carr and Nina A. Carr, 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 FOR LEGAL DESCRIPTION TO BE APART HEREOF.**

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.

*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.

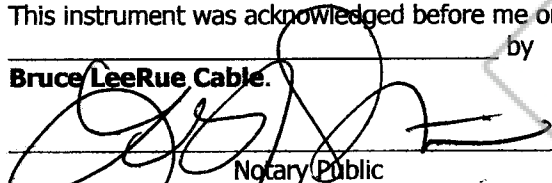
Date: 4-27-2022

Bruce LeeRue Cable  
Bruce LeeRue Cable

STATE OF NEVADA )  
                          : ss.  
COUNTY OF Douglas)

This instrument was acknowledged before me on April 27, 2022  
by

Bruce LeeRue Cable.

  
Notary Public  
(My commission expires: 4-3-2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 4-27-2022 under Escrow No. 125-2650430



**EXHIBIT 'A'**

**LOT 1, AS SHOWN ON THE MAP OF ROUNDHILL VILLAGE UNIT NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON APRIL 21, 1965.**

**EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE POINT OF INTERSECTION OF THE MOST NORTHERLY CORNER OF LOT 2 OF SAID SUBDIVISION WITH THE SOUTHWESTERLY LINE OF SAID LOT 1; THENCE FROM THE POINT OF BEGINNING SOUTH 59°13'11" EAST ALONG THE LOT LINE COMMON TO SAID LOTS 1 AND 2, A DISTANCE OF 103.67 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 1, BEING ALSO THE NORTHEASTERLY CORNER OR LOT 2; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, THROUGH A CENTRAL ANGLE OF 3°09'25" FOR AN ARE LENGTH OF 20.0 FEET; THENCE NORTH 69°52'04" WEST A DISTANCE OF 99.71 FEET TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 07, 2005 IN BOOK 0905, PAGE 2040, AS INSTRUMENT NO. 0654468.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1318-15-613-001  
 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)  Comm1/Ind1  
 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: \$1,090,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$1,090,000.00  
 d) Real Property Transfer Tax Due \$4,251.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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: Bruce Lee Rue Cable Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Bruce LeeRue Cable  
 Address: P.O. Box 6840  
 City: Stateline  
 State: NV Zip: 89449

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Lewis N. Carr and Nina A.  
 Print Name: Carr  
 Address: 256 McFaul Way  
 City: Zephyr Cove  
 State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 First American Title Insurance  
 Print Name: Company File Number: 125-2650430 tw/ cn  
 Address 4860 Vista Blvd, Suite 200  
 City: Sparks State: NV Zip: 89436

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

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Signature: *[Signature]*  
 Signature: *[Signature]*

Capacity: Grantee  
 Capacity: Grantee

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

Print Name: Bruce LeeRue Cable  
 Address: P.O. Box 6840  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: Lewis N. Carr and Nina A. Carr  
 Address: 256 McFaul Way  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

Print Name: First American Title Insurance Company File Number: 125-2650430 tw/cn  
 Address 4860 Vista Blvd, Suite 200  
 City: Sparks State: NV Zip: 89436

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