

A.P.N.: 1320-31-511-007
File No: 123-2662036 (VD)
R.P.T.T.: \$2,535.00

When Recorded Mail To: Mail Tax Statements To:
James Sibley
1606 Olua Street
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Joel Hay, Trustee of The Joel Hay Nevada Living Trust, dated July 27, 2020

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

James Sibley, an unmarried man

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

LOT 8, IN BLOCK C, OF MACKLAND SUBDIVISION, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, RECORDED ON DECEMBER 4, 1980, BOOK 1280, PAGE 475, DOCUMENT NO. 51372, AND BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 7, 1984, BOOK 1184, PAGE 510, DOCUMENT NO. 109722, BOTH OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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) 1320-31-511-007
 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: \$650,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$650,000.00
 d) Real Property Transfer Tax Due \$2,535.00

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: *Joel Hay*
 Signature: *[Signature]*

Capacity: grantor
 Capacity: *Settlement*

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Joel Hay, Trustee of The Joel Hay Nevada Living Trust, dated July
 Print Name: 27, 2020
 Address: 1362 US HWY 395 North Suite 102 #425
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: James Sibley
 Address: 1606 Olua Street
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 123-2662036 VD/ VD
 Address 940 Southwood Blvd, Suite 203
 City: Incline Village State: NV Zip: 89451

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