

Official RecordRecording requested By
FIRST AMERICAN TITLELincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00

Page 1 of 2

RPTT: \$507.00

Recorded By: HB

Book- 297 Page- 0026

A.P. No. 001-046-01
Escrow No. 179-2487259-TKG/VT
R.P.T.T. \$507.00

WHEN RECORDED RETURN TO:

A Kyle Donohue and Eva Donohue
P.O. Box 297
Pioche, NV 89043

MAIL TAX STATEMENTS TO:

A Kyle Donohue and Eva Donohue
P.O. Box 297
Pioche, NV 89043

**GRANT, BARGAIN and SALE DEED**

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

Merlyn K. Masuda and Helga A. Masuda, as Trustees of The Masuda Family Trust (who erroneously acquired title as Masuda Family Trust)

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

A Kyle Donohue and Eva Donohue, husband and wife as joint tenants

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

ALL OF LOTS NUMBERED ONE (1), THREE (3), FIVE (5) AND SEVEN (7) OF THE HENRY LEE'S SUBDIVISION TO THE TOWN OF PIOCHE, LINCOLN COUNTY, NEVADA, AS THE SAME IS PLATTED AND DESCRIBED ON THE OFFICIAL PLAT OF SAID SUBDIVISION NOW ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SAID LINCOLN COUNTY, NEVADA, AND TO WHICH PLAT AND THE RECORDS THEREOF IS HEREBY MADE FOR A MORE FULL AND COMPLETE DESCRIPTION OF THE SAME.

TOGETHER WITH ANY AND ALL BUILDINGS AND IMPROVEMENTS SITUATE THEREON AND THE CONTENTS THEREIN.

EXCEPTING THAT PORTION CONVEYED TO THE STATE OF NEVADA FOR PUBLIC HIGHWAY BY DEED RECORDED IN BOOK "H-1" OF REAL ESTATE DEEDS AT PAGE 170, LINCOLN COUNTY, NEVADA, RECORDS.

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.



Masuda Family Trust

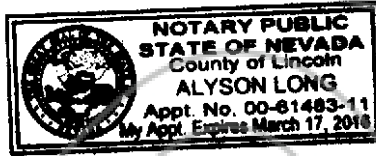
Merlyn Masuda, Trustee

Merlyn Masuda, Trustee

Helga Masuda, Trustee

Helga Masuda, Trustee

STATE OF NEVADA)
) : SS.
COUNTY OF Lincoln)



This instrument was acknowledged before me on July 10, 2015
Merlyn K. Masuda and Helga A. Masuda, as
Trustees by

Alyson Long
Notary Public

(My commission expires: March 17, 2016)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
06/17/2015 under Escrow No. 179-2487259

STATE OF NEVADA
DECLARATION OF VALUE

Recording requested By
FIRST AMERICAN TITLE

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 2 Fee: \$15.00
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1. Assessor Parcel Number(s)

- a) 001-046-01
- 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'/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: \$130,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$0))
- c) Transfer Tax Value: \$130,000.00
- d) Real Property Transfer Tax Due \$507.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 375.090, Section: 0
- 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: [Handwritten Signature] Capacity: Buyer/Seller
 Signature: [Handwritten Signature] Capacity: Seller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Masuda Family Trust
 Address: 11092 Edgingham Court
 City: Las Vegas
 State: NV Zip: 89154

Print Name: A Kyle Donohue and Eva
 Address: P.O. Box 297
 City: Pioche
 State: NV Zip: 89043

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

First American Title Insurance
 Print Name: Company
 Address: 8965 South Eastern Ave, Suite 190
 City: Las Vegas

File Number: 179-2487259 TKG/TKG
 State: NV Zip: 89123

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



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 001-046-01
- b) _____
- c) _____
- d) _____

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Signature: A. Kyle Donohue
 Signature: Eva Donohue

Capacity: Grantor
 Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Masuda Family Trust
 Address: 1192 Edingham Court
 City: Las Vegas
 State: NV Zip: 89154

Print Name: Donohue
 Address: P.O. Box 297
 City: Pioche
 State: NV Zip: 89043

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