

Official RecordRecording requested By
FIRST AMERICAN TITLE INSURANCE CO.Lincoln County - NV
Leslie Boucher - RecorderFee: \$41.00 Page 1 of 3
RPTT: \$58.50 Recorded By: HB
Book- 300 Page- 0329

A.P. No. 004-071-15
Escrow No. 121-2495988-BM/VT
R.P.T.T. \$58.50



0148719

WHEN RECORDED RETURN TO:

Hansen Family Trust, dated October 23, 2015
PO BOX 423
Alamo, NV 89001

MAIL TAX STATEMENTS TO:

PO BOX 423
Alamo, NV 89001

GRANT, BARGAIN and SALE DEED

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

Ralph A. Kaze and Phyllis L. Kaze, husband and wife not as tenants in common, but with rights of survivorship

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

Eric R. Hansen and Cheryl A. Hansen, Trustees of the Hansen Family Trust, dated October 23, 2015

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

A PORTION OF LOT 1, BLOCK 57, IN THE TOWN OF ALAMO, COUNTY OF LINCOLN, STATE OF NEVADA, SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.M., AS SET FORTH IN RECORD OF SURVEY, RECORDED AS DOCUMENT NO. 0128380, IN BOOK C, PAGE 0316, RECORDS OF LINCOLN COUNTY, NEVADA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER, WHICH IS MONUMENTED BY A REBAR WITH A PLASTIC CAP STAMPED L SMITH PLS 12751, FROM WHICH POINT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.M., BEARS SOUTH 76°24'51" WEST 3344.19 FEET AND TO WHICH THE NORTHWEST CORNER OF BLOCK 57 BEARS SOUTH 88°20'00" WEST 347.30 FEET;

THENCE NORTH 88°20'00" EAST 49.50 FEET ALONG THE SOUTH LINE OF BROADWAY STREET;

THENCE SOUTH 01°40'00" EAST 247.50 FEET;

THENCE SOUTH 88°20'00" WEST 49.50 FEET TO A REBAR WITH A PLASTIC CAP STAMPED L SMITH PLS 12751;

THENCE NORTH 01°40'00" WEST 247.50 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING IS THE SOUTH LINE OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 61 EAST, M.D.M., GIVEN IN PLAT BOOK C, PAGE 247, AS NORTH 89°51'46" EAST.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 12, 2007 IN BOOK 232, PAGE 346 AS INSTRUMENT NO. 129065.

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: 12/15/2015





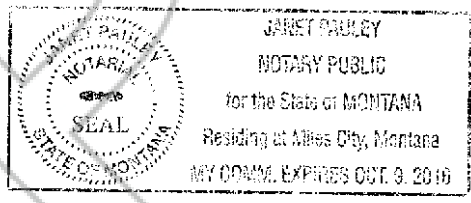
Ralph A. Kaze
Ralph A. Kaze

Phyllis L. Kaze
Phyllis L. Kaze

STATE OF ^{Montana} ~~NEVADA~~)
 Custer : ss.
COUNTY OF ~~WASHOE~~)

This instrument was acknowledged before me on
12-21-2015 by
Ralph A. Kaze and Phyllis L. Kaze.

Janet Pauley
Notary Public
(My commission expires: 10-9-2016)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
12/15/2015 under Escrow No. 121-2495988

STATE OF NEVADA
DECLARATION OF VALUE

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1. Assessor Parcel Number(s)

- a) 004-071-15 _____
- 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: \$15,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$))
- c) Transfer Tax Value: \$15,000.00
- d) Real Property Transfer Tax Due \$58.50

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: Ralph A. Kaze

Capacity: Owner

Signature: Phyllis L. Kaze

Capacity: Owner

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Ralph A. Kaze and Phyllis L.

Hansen Family Trust,

Print Name: Kaze

Print Name: dated October 23, 2015

Address: 120 N. Stacy

Address: PO BOX 423

City: Miles City

City: Alamo

State: MO Zip: 59301

State: NV Zip: 89001

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

First American Title Insurance

Print Name: Company

File Number: 121-2495988 BM/BM

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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