

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$15.00 Page 1 of 2
RPTT: \$97.50 Recorded By: HB
Book- 303 Page- 0190

A.P. No. 003-077-18
Escrow No. 116-2502056-dp/VT
R.P.T.T. \$97.50



WHEN RECORDED RETURN TO:
Ron Ryan and Lisa Ryan
12335 162nd Street West
Lakeville, MN 55044

MAIL TAX STATEMENTS TO:
Ron Ryan and Lisa Ryan
12335 162nd Street West
Lakeville, MN 55044

GRANT, BARGAIN and SALE DEED

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

Thomas Costanzo, Successor Trustee of the Costanzo Family Trust

do(es) hereby GRANT, BARGAIN and SELL to

Ron Ryan and Lisa Ryan

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

LOT 4, OF PARCEL MAP FOR COSTANZO FAMILY TRUST RECORDED JULY 12, 1996 IN MAP 105450 IN THE OFFICE OF THE COUNTY RECORDER OF LINCOLN COUNTY, NEVADA LOCATED IN A PORTION OF THE SE 1/4, NW 1/4 OF SECTION 8, T4S, R67E, M.D.B.&M.

EXCEPT THAT PORTION CONVEYED IN DEED RECORDED JULY 23, 1996 IN BOOK 119, PAGE 564, AS INSTRUMENT NO. 105492, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THIS PARCEL FROM WHICH THE CENTER OF SAID SECTION 8, T4S, R67E, M.D.M., BEARS S 54 DEGREES 10'31" E A DISTANCE OF 893.10 FEET; THENCE S 59 DEGREES 57'00 W A DISTANCE OF 7.19 FEET ALONG THE NORTHERLY BOUNDARY OF AN ALLEY TO A POINT; THENCE N 30 DEGREES 03' 00" W A DISTANCE OF 36.63 FEET TO A POINT; THENCE N 59 DEGREES 57' 00" E A DISTANCE OF 6.00 FEET TO A POINT; THENCE N 30 DEGREES 03' 00"W A DISTANCE OF 11.49 FEET TO A POINT; THENCE N 59 DEGREES 57' 00"E A DISTANCE OF 1.19 FEET TO A POINT ON THE MOST EASTERLY BOUNDARY OF SAID LOT 4 OF BLOCK 1; THENCE S 30 DEGREES 03' 00" E A DISTANCE OF 48.12 FEET TO THE SOUTHEAST CORNER, WHICH IS THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 23, 1996 IN BOOK 119, PAGE 564, AS INSTRUMENT NO. 105492, OF OFFICIAL 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.

Date: 05/16/2016

Thomas Costanzo, Successor Trustee of
The Costanzo Family Trust #1 dated June
1995



 Thomas Costanzo, Successor Trustee


STATE OF ~~NEVADA~~

) Washington
: ss.

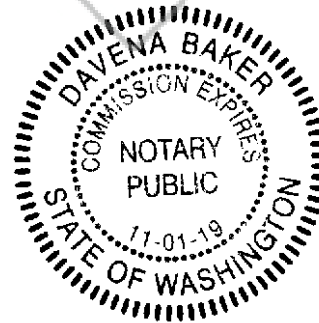
COUNTY OF ~~CLARK~~

) King

This instrument was acknowledged before me on
May 17, 2016 by
Thomas Costanzo.



 Notary Public
 (My commission expires: 1/01/19)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/16/2016 under Escrow No. 116-2502056

STATE OF NEVADA
DECLARATION OF VALUE

DOC # DV-149325

05/24/2016

02:56 PM

Official Record

1. Assessor Parcel Number(s)

- a) 003-077-18 _____
- b) _____
- c) _____
- d) _____

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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 REC

Page 1 of 1 Fee: \$15.00
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Book _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$25,000.00
- b) Deed in Lieu of Foreclosure Only (value of \$ _____)
- c) Transfer Tax Value: \$25,000.00
- d) Real Property Transfer Tax Due \$97.50

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: [Signature] Capacity: agent
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Costanzo Family Trust
Address: 17234 117th Avenue East
City: Puyallup
State: WA Zip: 98374

Print Name: Ron Ryan and Lisa Ryan
Address: 12335 162nd Street West
City: Lakeville
State: MN Zip: 55044

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

First American Title Insurance
Print Name: Company File Number: 116-2502056 dp/dp
Address 2500 Paseo Verde Parkway, Suite 120
City: Henderson State: NV Zip: 89074

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