

A.P.N.: 1319-19-714-022
File No: 143-2471467 (SC)
R.P.T.T.: \$1,813.50

When Recorded Mail To: Mail Tax Statements To:
Keith Bernstein
Post Office Box 4262
Stateline, NV 89449

GRANT, BARGAIN and SALE DEED

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

Steve Bruman and Elizabeth Bruman, husband and wife, as joint tenants

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

Keith Bernstein, a married man as his sole and separate property

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

PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP FOR BARRY R. BUEHLER RECORDED JUNE 10, 1980 IN BOOK 680 OF OFFICIAL RECORDS AT PAGE 1055, DOUGLAS COUNTY, NEVADA, SAID MAP BEING A PARCEL MAP OF LOT 480, AS SHOWN ON THE AMENDED MAP OF SUMMIT VILLAGE, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 17, 1968, AS DOCUMENT NO. 42231 AND ON SECOND AMENDED MAP RECORDED ON JANUARY 13, 1969, AS DOCUMENT NO. 43419, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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: 08/29/2014

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-714-022
- 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: \$465,000.00
- b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))
- c) Transfer Tax Value: \$465,000.00
- d) Real Property Transfer Tax Due \$1,813.50

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: *Steve Bruman*

Capacity: *Escrow officer*

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steve Bruman and Elizabeth Bruman
Address: 4606 FM 1960 W. #104
City: HOUSTON
State: TX Zip: 77069

Print Name: Keith Bernstein
Address: Post Office Box 4262
City: Stateline
State: NV Zip: 89449

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

Print Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2471467 SC/SC
State: NV Zip: 89423

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