

A.P. No. 1319-03-201-002
Escrow No. 143-2472596-Rt/VT
R.P.T.T. \$2,496.00

WHEN RECORDED RETURN TO:
Nancy Darooge Seidman
2548 Jacks Valley Road
Genoa, NV 89411

GRANT, BARGAIN and SALE DEED

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

Marc Granat and Melissa Granat, husband and wife as joint tenants

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

Nancy Darooge Seidman, a single woman

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

PARCEL B-2, AS SHOWN ON THE PARCEL MAP FOR LOIS B. BACKLUND, FILE FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, STATE OF NEVADA ON JANUARY 3, 1990, IN BOOK 190, PAGE 359, AS DOCUMENT NO. 217574.

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: 11/13/2014

Marc Granat
Marc Granat

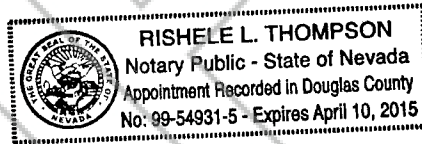
Melissa Granat
Melissa Granat

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on
11/21/14 by

Marc Granat and Melissa Granat.

Rishele L. Thompson
Notary Public
(My commission expires: 4/10/15)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
11/13/2014 under Escrow No. 143-2472596

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-03-201-002
- 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: \$640,000.00
- b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))
- c) Transfer Tax Value: \$640,000.00
- d) Real Property Transfer Tax Due: \$2,496.00

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: *Marc Granat* Capacity: *Seller*
 Signature: *Melissa Granat* Capacity: *Seller*

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Marc Granat and Melissa Granat
 Address: PO Box 648
 City: Genoa
 State: NV Zip: 89411

Print Name: Nancy Darooge Seidman
 Address: 2548 Jacks Valley Rd
 City: Genoa
 State: NV Zip: 89411

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

First American Title Insurance
 Print Name: Company File Number: 143-2472596 R/V/Rt
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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