

DOUGLAS COUNTY, NV

2014-854468

RPTT:\$955.50 Rec:\$15.00

\$970.50 Pgs=2

12/15/2014 01:52 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

A.P. No. 1320-30-211-065  
Escrow No. 143-2474929-Rt/VT  
R.P.T.T. \$955.50

*WHEN RECORDED RETURN TO:*

Aaron J. Kim and Ashley M Kim  
1755 Ironwood Drive  
Minden, NV 89423

*MAIL TAX STATEMENTS TO:*

1755 Ironwood Drive  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

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

Evan Bruce 1996 Trust, Evan Bruce, Trustee

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

Aaron J. Kim and Ashley M Kim , Husband and Wife, as joint tenants

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

**LOT 11, IN BLOCK D, AS SHOWN ON THE OFFICIAL MAP OF WESTWOOD VILLAGE UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 5, 1979, IN BOOK 1079, PAGE 440, DOCUMENT NO. 37417, AND CERTIFICATE OF AMENDMENT RECORDED JULY 14, 1980, IN BOOK 780, PAGE 783, DOCUMENT NO. 46166, AND CERTIFICATE OF AMENDMENT RECORDED JANUARY 31, 1991, IN BOOK 191, PAGE 3820, DOCUMENT NO. 243938.**


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: 12/09/2014


Evan Bruce, Trustee of the Even Bruce 1996 Trust

 TRUSTEE  
Evan Bruce, Trustee

STATE OF NEVADA )  
 : ss.  
COUNTY OF )  
DOUGLAS

This instrument was acknowledged before me on 12/10/14 by Evan Bruce, Trustee.



  
Notary Public  
(My commission expires: 4/10/15 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/09/2014 under Escrow No. 143-2474929

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-30-211-065 \_\_\_\_\_
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$245,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$245,000.00
- d) Real Property Transfer Tax Due \$955.50

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: \_\_\_\_\_  
Signature: \_\_\_\_\_

Capacity: Grantor  
Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Evan Bruce, Trustee  
Address: PO Box 1700  
City: Diyam  
State: NV Zip: 89403

Print Name: M Kim  
Address: 1755 Ironwood Drive  
City: Minden  
State: NV Zip: 89423

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

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

File Number: 143-2474929 Rt/Rt  
State: NV Zip: 89423

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