

DOUGLAS COUNTY, NV

2015-856707

RPTT:\$253.50 Rec:\$16.00

\$269.50 Pgs=3

02/10/2015 02:54 PM

ETRCO, LLC

KAREN ELLISON, RECORDER

APN#: 1022-08-001-025

RPTT: \$253.50

Recording Requested By:

Western Title Company

Escrow No.: 069483-MHK

When Recorded Mail To:

Alfredo A. Ferreira

1265 Slate Road

Wellington, NV 89444

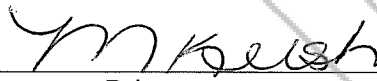
Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Print name

Title

**M. Kelsh**

**Escrow Officer**

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

James E. Brawley Trustee or successor trustee of the James E. Brawley Living Trust dated February 9, 1999

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Alfredo A. Ferreira, a single man

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Wellington, County of Douglas State of Nevada bounded and described as follows:

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

Lot 7 in Block Q as shown on the map of TOPAZ RANCH ESTATES UNIT NO.4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, as Document No. 50212.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 02/9/2015

James E. Brawley Trustee or successor trustee of the James E. Brawley Living Trust  
dated February 9, 1999

James E. Brawley TRUSTEE  
James E. Brawley, Trustee

STATE OF Nevada } ss  
COUNTY OF Douglas  
This instrument was acknowledged before me on  
2-9-15

By James E. Brawley Trustee

Mary Kelsh  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
  - a) 1022-08-001-025
  - 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 ONLY |            |
|---------------------------------|------------|
| DOCUMENT/INSTRUMENT #:          | _____      |
| BOOK _____                      | PAGE _____ |
| DATE OF RECORDING: _____        |            |
| NOTES: _____                    |            |

3. Total Value/Sales Price of Property: \$65,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$65,000.00  
 Real Property Transfer Tax Due: 253.50

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption per NRS 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 *Michael* Capacity *agent*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** James E. Brawley Trustee or successor trustee of the James E. Brawley Living Trust dated February 9, 1999  
**Address:** 4170 Red Canyon Ave  
**City:** Wellington  
**State:** NV **Zip:** 89444

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

**Print Name:** Alfredo A. Ferreira  
**Address:** 1265 Slate Road  
**City:** Wellington  
**State:** NV **Zip:** 89444

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
 1513 Highway 395, Suite 101  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 069483-MHK