

RECORDING REQUESTED BY:  
Boston National Title

WHEN RECORDED MAIL TO:  
Duane Bratsch  
3552 Loam Ln.  
Carson City, NV. 89705

DOUGLAS COUNTY, NV  
RPTT:\$0.00 Rec:\$16.00  
\$16.00 Pgs=3

**2015-861095**  
04/28/2015 01:51 PM

BOSTON NATIONAL TITLE  
KAREN ELLISON, RECORDER

E05

TITLE ORDER NO.: NV15100102-~~AF~~

ASSESSOR'S PARCEL NO.: 1420-07-610-031 ESCROW NO.: 15-9509

### GRANT DEED

The Undersigned Grantor(s) Declares that Documentary transfer tax is \$ 0.00 and CITY TAX IS \$0.00  
(x) computed on full value of property conveyed, OR  
( ) computed on the full value less liens of encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged: **Duane Bratsch and Danielle Kochen, husband and wife who acquired title as Duane Bratsch, a single man and Danielle Kochen, a single woman as joint tenants**

hereby GRANT(S) to **Duane Bratsch, a married man, as his sole and separate property**

The following real property in the City of Carson City, County of Douglas, State of California:

described as: See Attached, Exhibit 'A', made a part hereof

More commonly known as: 3552 Loam Ln., Carson City, NV. 89705

Date: 4/14/15

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

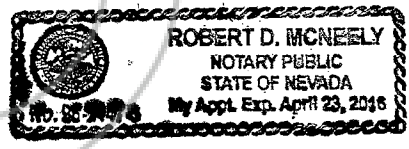
Duane Bratsch  
Duane Bratsch

Danielle Kochen  
Danielle Kochen

NEVADA RDM  
STATE OF CALIFORNIA  
COUNTY OF DOUGLAS

On 4-23-2015 before me,  
ROBERT D. MCNEELY Notary Public, Personally  
appeared DUANE BRATSCHE

DANIELLE KOCHEN  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Robert D. McNeely (This area for official notarial seal)

**GOVERNMENT CODE 27361.7**

I certify that under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

**Name of the Notary:** Robert D. McNeely

**Commission Number:** 962147-3

**Date Commission Expires:** April 23, 2016

**County where Bond is filed:** Douglas, NV

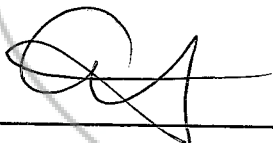
**Manufacturer or Vendor Number:** N/A

( located on both sides of the seal)

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE ILLEGIBLE PORTION OF THIS DOCUMENT, TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

N/A

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



**Aileen Foronda**

**Place of Execution:** \_\_\_\_\_

BNT Title Company of California

**Date:** \_\_\_\_\_

4/28/15

**EXHIBIT "A"**

**All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:**

**Lot 14, in Block B, of the Final Map of SUNRIDGE HEIGHTS PHASE 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 11, 1993 as Document No. 309550.**

**NOTE: The property address and tax parcel Identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.**

**Tax ID# 1420-07-610-031**

**Being that parcel of land conveyed to Duane Bratsch, a single man and Danielle Kochen, a single woman as joint tenants from Fannie Mae aka Federal National Mortgage Association by that deed dated 7/27/2011 and recorded 7/28/2011 in deed document no. 787200 of the Douglas County, NV public registry.**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-07-610-031  
 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  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: removing spouse from Title

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 Duane Bratsch Capacity Grantor  
 Signature Danielle Kochen Capacity Grantor

<p><b><u>SELLER (GRANTOR) INFORMATION</u></b>  <b>(REQUIRED)</b>                  Print Name: <u>Duane Bratsch / Danielle Kochen</u>                  Address: <u>3552 Loam Lane</u>                  City: <u>Carson City</u>                  State: <u>NV</u> Zip: <u>89705</u></p>	<p><b><u>BUYER (GRANTEE) INFORMATION</u></b>  <b>(REQUIRED)</b>                  Print Name: <u>Duane Bratsch</u>                  Address: <u>3552 Loam Lane</u>                  City: <u>Carson City</u>                  State: <u>NV</u> Zip: <u>89705</u></p>
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**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: BNT Title Escrow #: NV 15100102 AF  
 Address: 38 EXECUTIVE PARK, #300  
 City: IRVINE State: CA Zip: 92614