

DOUGLAS COUNTY, NV  
RPTT:\$1345.50 Rec:\$16.00  
\$1,361.50 Pgs=3  
ETRCO, LLC  
KAREN ELLISON, RECORDER

**2016-876058**

**01/29/2016 12:58 PM**

APN# : 1320-03-001-019  
RPTT: \$1,345.50

Recording Requested By:  
Western Title Company  
Escrow No.: 076045-CKL

When Recorded Mail To:  
Jason Bradford and  
Marie Bradford  
2520 East Valley Rd.  
Minden, NV 89423

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 \_\_\_\_\_

Cindy Locker/EO

\_\_\_\_\_  
**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,

One Hundred Broadway, LLC, a Nevada limited liability company

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

Jason Bradford and Marie Bradford, husband and wife as joint tenants

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

All that certain real property situate in and being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 13 North, Range 20 Est, M.D.B.&M, more particularly described as follows:

Parcel C as set forth on that certain Parcel Map for Steve Shaffer, filed for record in the office of the County Recorder of Douglas County, Nevada, on August 29, 1977, as Document No. 12401.

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

Dated: 01/29/2016

One Hundred Boradway, LLC, a Nevada limited liability company

*Harley (Trey) Thompson III*  
By: Harley (Trey) Thompson III  
Its: Manager

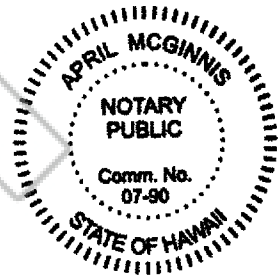
STATE OF Hawaii }  
COUNTY OF Kauai } SS  
This instrument was acknowledged before me on

12/29/15

By Harley (Trey) Thompson III

*April McGinnis*  
Notary Public

Commission exp 3/4/2019 April McGinnis



Doc. Description: Grant, Bargain  
& Sale Deed

Doc. Date: 12/17/15 No. Pages: 2

April McGinnis Field  
Notary Printed Name Not. Class

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)

- a) 1320-03-001-019
- 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:

\$345,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value: \$345,000.00

Real Property Transfer Tax Due: 1,345.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: One Hundred Broadway, LLC a Nevada limited liability company  
 Address: PO Box 223582  
 City: Princeville  
 State: HI Zip: 96722

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Jason Bradford and Marie Bradford  
 Address: 2520 East Valley Rd.  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: McCarran Branch  
 6774 So. McCarran Blvd. Suite 102A  
 City/State/Zip: Reno, NV 89509

Esc. #: 076045-CKL

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