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✓ 300 E. 2nd St.  
Suite 1510  
Reno NV 89501

APN: 1220-21-510-111



KAREN ELLISON, RECORDER

E09

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**WHEN RECORDED, MAIL TO:**

Fennemore Craig, P.C.  
Attention: Debra J. Polly  
2394 East Camelback Road, Suite 600  
Phoenix, Arizona 85016-3429

**MAIL TAX STATEMENTS TO:**

Brian Brabazon  
624 Lander Drive  
Carson City, Nevada 89701

**GRANT, BARGAIN AND SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Brian Brabazon, does hereby GRANT, BARGAIN and SELL to BNealB1 Investment Properties, LLC, a Nevada limited liability company, (whose address is: 624 Lander Dr. Carson City, Nevada 89701), the real property situate in the County of Douglas, State of Nevada, described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

TOGETHER with the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED: this 17 day of FEBRUARY, <sup>17</sup>2/16/2016.

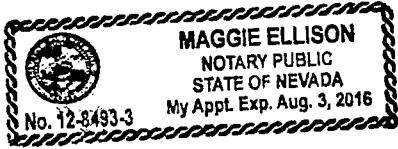
BRIAN BRABAZON

STATE OF NEVADA )

)ss.

COUNTY OF Carson )  
City

This instrument was acknowledged before me on FEB 17, 2016<sup>17</sup>/~~18~~/2016, by Brian Brabazon.



Maggie Ellison

Notary Public

My Commission Expires: Aug 03, 2016

COPY

**EXHIBIT "A"**

**Legal Description**

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

Lot 162, as shown on the Official Map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record on May 29, 1973 in the office of the County Recorder of Douglas County, Nevada, as Document No. 66512.

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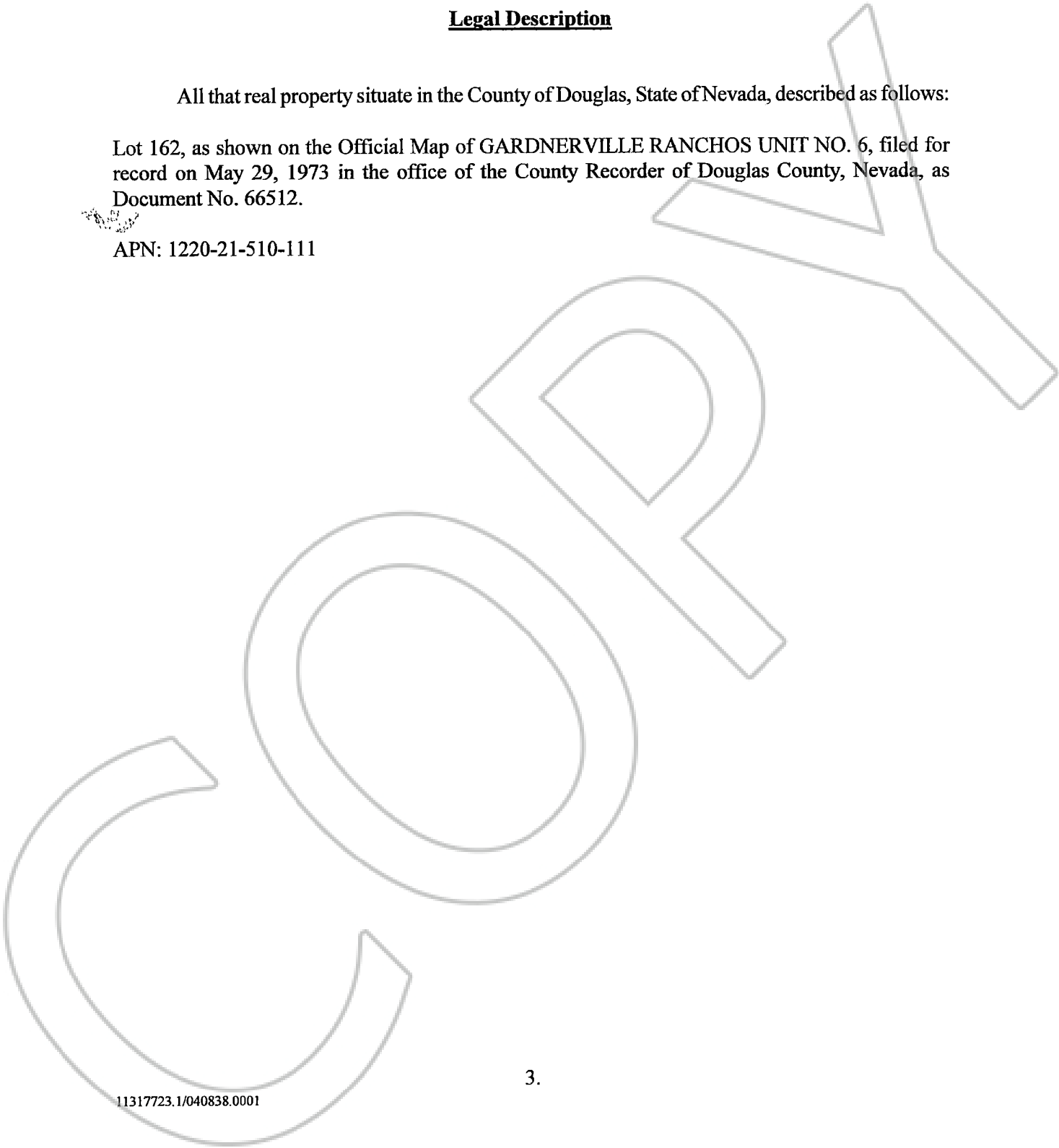


Exhibit A

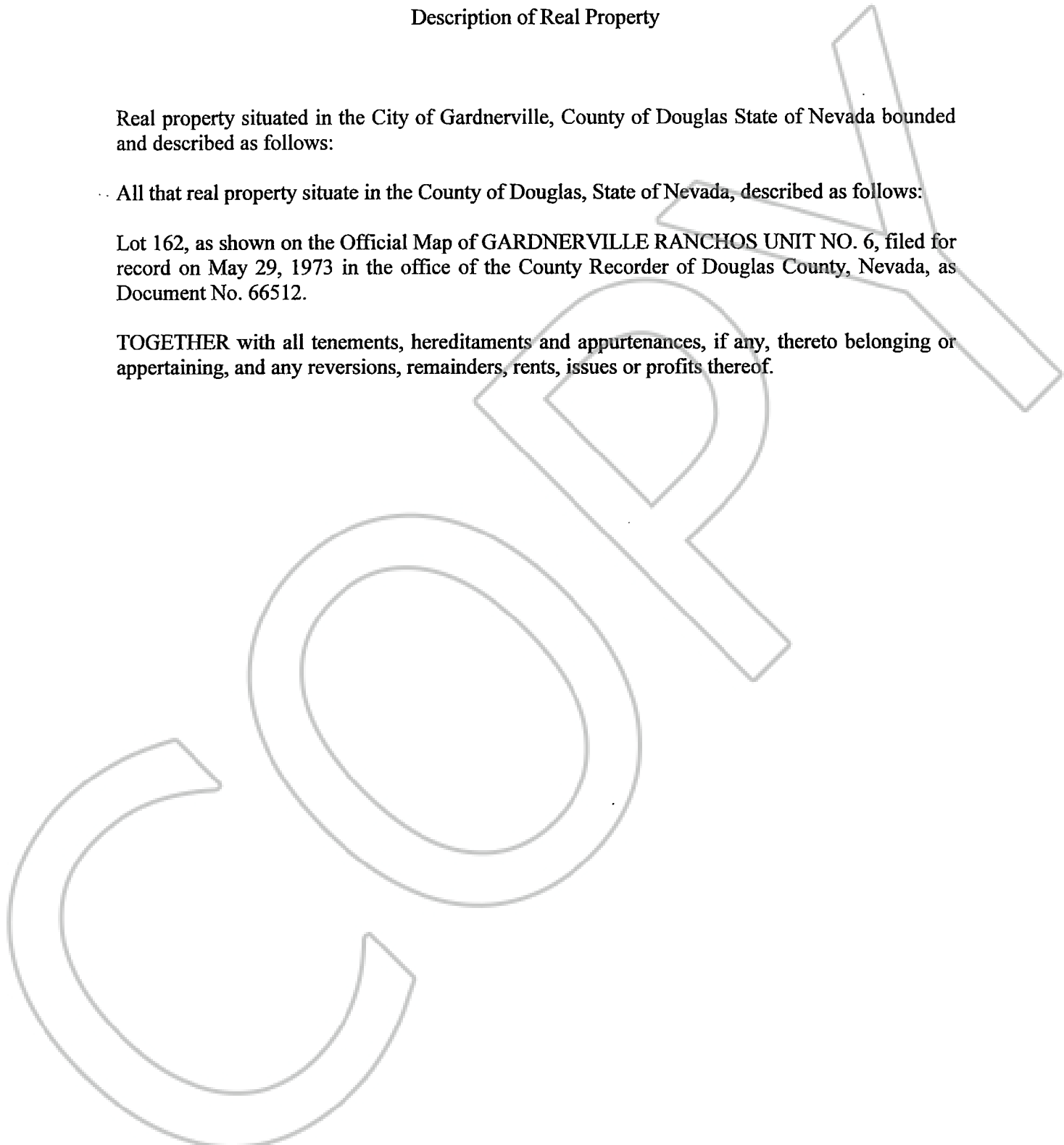
Description of Real Property

Real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 162, as shown on the Official Map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record on May 29, 1973 in the office of the County Recorder of Douglas County, Nevada, as Document No. 66512.

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



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-21-510-111  
 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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$230,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 9  
 b. Explain Reason for Exemption: Brian Brabazon owns 100% of BNealB1 Investment Properties, LLC. There are no other owners. (Operating Agreement provided).

5. Partial Interest: Percentage being transferred: 100.0%

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: Brian Brabazon (Grantor)

Signature: [Signature] Capacity: BNealB1 Investment Properties, LLC (Grantee)

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

Print Name: Brian Brabazon  
 Address: 624 Lander Dr.  
 City: Carson City  
 State: Nevada Zip: 89701

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

Print Name: BNealB1 Investment Properties, LLC  
 Address: 624 Lander Dr.  
 City: Carson City  
 State: Nevada Zip: 89701

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: David Lewandowski (Fennemore Craig, P.C.) Escrow # \_\_\_\_\_

Address: 300 East Second Street Suite 1510

City: Reno State: Nevada Zip: 89501

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