DOUGLAS COUNTY, NV

2016-881536

RPTT:\$914.55 Rec:\$16.00 \$930.55

Pgs=3

05/31/2016 03:51 PM

FIRST AMERICAN TITLE MINDEN KAREN ELLISON, RECORDER

A.P.N.:

1220-17-614-001

File No:

143-2491992 (JL)

R.P.T.T.:

\$914.55

When Recorded Mail To: Mail Tax Statements To: Todd L. Hooper, Jr. 1200 Manhattan Way Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Craig R. Brauer And Lowana M. Brauer, husband and wife as joint tenants do(es) hereby GRANT, BARGAIN and SELL to

Todd L. Hooper, Jr., a married man as his sole and separate property

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

LOT 19, IN BLOCK G, OF THAT CERTAIN MAP ENTITLED "AMENDED MAP RANCHOS ESTATES", FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 30, 1972, AS DOCUMENT NO. 62493.

Subject to

- All general and special taxes for the current fiscal year. 1.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements 2. 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: 09/01/2015

| Craig R. Brauer Stwana M. Brauer Lowana M. Brauer | |
|--|-------|
| | 7/ |
| STATE OF MEMADA | |
| STATE OF NEVADA) : ss. COUNTY OF DOUGLAS) | |
| This instrument was acknowledged before me on | by |
| Notary Public | |
| (My commission expires:) | |
| This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed September 01, 2015 under Escrow No. 143-2491992 . | dated |
| | |
| | |

ACKNOWLEDGMENT

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.

| State of California County of <u>Calcaverous</u> | |
|--|--|
| County of <u>Coloreros</u> | |
| | hmack |
| on May 23, 2016 | before me, Dwayne A. Garcia Hange (insert name and title of the officer) |
| J ' | (insert name and title of the officer) |
| personally appeared Craic | P. Braver & Lowana m Braver. |
| who proved to me on the basis of | f satisfactory evidence to be the person(s) whose name(s) is/are |
| subscribed to the within instrume | ent and acknowledged to me that he/she/they executed the same in |

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

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.

WITNESS my hand and official seal.

No.

DWAYNE ALAN GARCIA
Commission # 2136606
Notary Public - California
Calaveras County
My Comm. Expires Dec 13, 2019

Signature Dazyne & Lorcia

(Seal)

STATE OF NEVADA DECLARATION OF VALUE

| a) 1220-17-614-001 b) | b)_ | | | |
|--|--|--|--|--|
| 2. Type of Property a) | | 1220-17-614-001 | | |
| 2. Type of Property a) | C) | | | |
| a) Vacant Land b) Single Fam. Res. C) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of c) Transfer Tax Value: d) Real Property Transfer Tax Due \$234,500.00 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 of Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) Craig R. Brauer and Lowana M. | _ | | | |
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| City: Minden State: NV Zip: 89423 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED) | Clair 10% Sell Sigr Sigr Prin Add City Stat COI | med exemption, or other determing of the tax due plus interest at 1% er shall be jointly and severally liab nature: SELLER (GRANTOR) INFORMATION (REQUIRED) Craig R. Brauer and Low t Name: Brauer ress: 624 Springhouse Road : Angels Camp e: CA Zip: 95 MPANY/PERSON REQUESTING F First American Title Insurat t Name: Company ress 1663 US Highway 395, Suite | ration of additional per month. Purple for any additional Carles for | al tax due, may result in a penalty of suant to NRS 375:030, the Buyer and hal amount owed. apacity: BUYER (GRANTEE) INFORMATION (REQUIRED) int Name: Todd L. Hooper, Jr. Idress: 1200 Manhattan Way ty: Gardnerville ate: NV Zip: 89460 quired if not seller or buyer) e Number: 143-2491992 JL/JL |