

DOUGLAS COUNTY, NV

2016-881791

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

06/06/2016 09:07 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

E03

APN#: 1420-33-510-021

RPTT: \$0.00

Exemption #3

Recording Requested By:

Western Title Company

Escrow No.: 079643-WLD

When Recorded Mail To:

Darren Bradbury and Morning

Starr Bradbury

2775 Vicky Lane

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



Wendy Dunbar

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,

Darren Bradbury and Morning Starr Bradbury (who aquired title as husband and wife)

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

Darren R. Bradbury, an unmarried man and Morning Starr Bradbury, an unmarried woman 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:

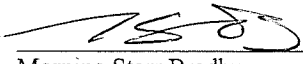
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 1, in Block 2 as shown on the Official Map of MOUNTAIN VIEW ESTATES NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada on December 1, 1978 in Book 1278, Page 69 as Document No. 27818.

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

Dated: 05/18/2016

  
\_\_\_\_\_  
Darren Bradbury

  
\_\_\_\_\_  
Morning Starr Bradbury

STATE OF Nevada

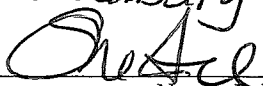
COUNTY OF Douglas

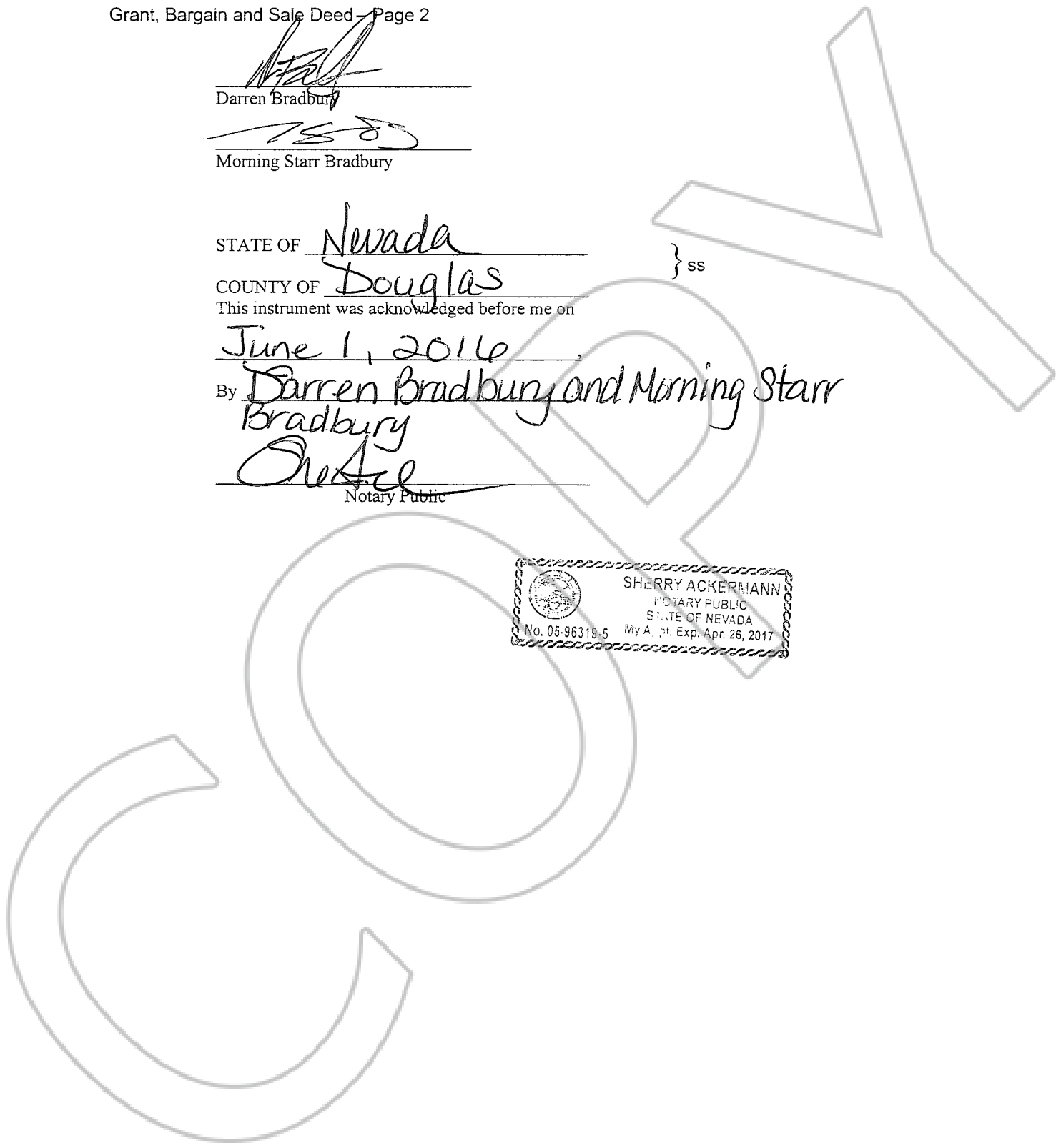
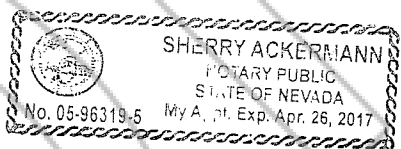
} ss

This instrument was acknowledged before me on

June 1, 2016

By Darren Bradbury and Morning Starr  
Bradbury

  
\_\_\_\_\_  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1420-33-510-021

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: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section #3  
 b. Explain Reason for Exemption: changing marital status

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

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
**Print Name:** Darren Bradbury and Morning Starr Bradbury  
**Address:** 2775 Vicky Lane  
**City:** Minden  
**State:** NV **Zip:** 89423

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
**Print Name:** Darren R. Bradbury and Morning Starr Bradbury  
**Address:** 2775 Vicky Lane  
**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:** Douglas Office  
 1362 Highway 395, Ste. 109  
**City/State/Zip:** Gardnerville, NV 89410

Esc. #: 079643-WLD