

DOUGLAS COUNTY, NV
RPTT:\$858.00 Rec:\$16.00
\$874.00 Pgs=3

2016-888302
09/28/2016 02:00 PM

FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1319-30-512-010
File No: 143-2509014 (JL)
R.P.T.T.: \$858.00

When Recorded Mail To: Mail Tax Statements To:
Nina S. Gralak and Daniel M. Gralak
1510 Lake Grayson Drive
Katy , TX 77494

GRANT, BARGAIN and SALE DEED

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

Joyce Ruth Blanchard and Patrick Ryan Baldauff, wife and husband as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Nina S. Gralak and Daniel M. Gralak, Wife and Husband as joint tenants with right of survivorship

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

PARCEL 1:

UNIT 8 OF LOT 2 CONDOMINIUM MAP, AS SET FORTH ON SHEET 6 OF THE 3RD AMENDMENT OF TAHOE VILLAGE NO. 2 FILED FOR RECORD ON AUGUST 14, 1979, IN BOOK 879, PAGE 1053, AS DOCUMENT NO. 35555, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL 2:

AN UNDIVIDED 1/18TH INTEREST IN AND TO THOSE AREAS DESIGNATED AS "COMMON AREA" AS SET FORTH ON THE MAP OF LOT 2 OF CONDOMINIUM MAP, AS SET FORTH ON SHEET 6 OF THE 3RD AMENDED MAP OF TAHOE VILLAGE NO. 2, FILED OF RECORD ON AUGUST 14, 1979, IN BOOK 879, PAGE 1053, AS DOCUMENT NO. 35555, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements 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: 08/12/2016

COPY

Joyce Ruth Blanchard
Joyce Ruth Blanchard

Patrick Ryan Baldauff
Patrick Ryan Baldauff

STATE OF ~~NEVADA~~ South Carolina)
: ss.
COUNTY OF ~~DOUGLAS~~ - Charleston)

This instrument was acknowledged before me on September 26, 2016 by
Joyce Ruth Blanchard and Patrick Ryan Baldauff.

[Signature]
Notary Public
(My commission expires: 11/26/2018)

JAMES D. WARING
NOTARY PUBLIC OF SOUTH CAROLINA
MY COMMISSION EXPIRES NOVEMBER 26, 2018

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 12, 2016** under Escrow No. **143-2509014**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-512-010
- 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 | |
|----------------------------|-------------|
| Book _____ | Page: _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

- 3. a) Total Value/Sales Price of Property: \$220,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$220,000.00
- d) Real Property Transfer Tax Due \$858.00

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 owed.

Signature: *Nina G. Gralak*

Capacity: *Grantee*

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Joyce Ruth Blanchard and Patrick

Nina Gralak and Daniel

Print Name: Ryan Baldauff

Print Name: Gralak 1510 Lake Grayson

Address: 222 Six Pad Trail

Address: 754 Boulder Court UNIT 8H

City: Green Cove Springs

City: State of *Katy* 77494

State: FL Zip: 32043

State: ~~NV~~ TX Zip: ~~89449~~

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance

Print Name: Company

File Number: 143-2509014 JL/JL

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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