

DOUGLAS COUNTY, NV **2017-897497**
RPTT:\$2895.75 Rec:\$16.00
\$2,911.75 Pgs=3 04/19/2017 10:34 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1320-34-002-026
File No: 143-2518418 (SC)
R.P.T.T.: \$2,895.75

When Recorded Mail To: Mail Tax Statements To:
TATIANA E. BEDRIN, as Trustee of the TATIANA E. BEDRIN
2012 TRUST created *JULY 17, 2012*
1581 Scoti Lane
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

William C . Middleton And Mary Ann Middleton, husband and wife as joint tenants with right of survivorship

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

TATIANA E. BEDRIN, as Trustee of the TATIANA E. BEDRIN 2012 TRUST created July 17, 2012

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

LOT 8, IN BLOCK B, ON THE FINAL MAP OF SIERRA SUNSET HEIGHTS UNIT ONE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 19, 1985, IN BOOK 785, PAGE 1672, AS DOCUMENT NO. 120408, AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 27, 1985, IN BOOK 885, PAGE 2676, AS DOCUMENT NO. 122149, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

"Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property"

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: 03/17/2017

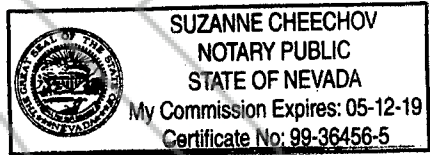
COPY

William C. Middleton
William C. Middleton
Mary Ann Middleton
Mary Ann Middleton

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 4-5-17 by
William C. Middleton and Mary Ann Middleton.

Suzanne Cheechov
Notary Public
(My commission expires: 5-12-2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 17, 2017** under Escrow No. **143-2518418**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-34-002-026
- 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: \$742,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$742,500.00
- d) Real Property Transfer Tax Due \$2,895.75

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: *A. Cheec*
 Signature: _____

Capacity: *Esposian*
 Capacity: _____

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

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

Print Name: William C. Middleton and Mary Ann Middleton
 Address: 1576 East Valley Road
 City: Gardnerville
 State: NV Zip: 89410

Print Name: TATIANA E. BEDRIN, as Trustee of the TATIANA E. BEDRIN 2012 TRUST created July 17, 2012
 Address: 1581 Scoti Lane
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2518418 SC/ SC
 State: NV Zip: 89423

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