

A.P.N.: 1319-30-530-002  
File No: 143-2518906 (mk)  
R.P.T.T.: \$1,033.50

When Recorded Mail To: Mail Tax Statements To:  
Brandy N. Leggett  
P.O. Box 4949  
Stateline, NV 89449

***GRANT, BARGAIN and SALE DEED***

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

Martin S. Gaura a married man as his sole and separate property who acquired title as an unmarried man

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

Brandy N. Leggett, an unmarried woman

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

**PARCEL NO. 1:**

**UNIT 2, OF SUGARPINE 29, (BEING A CONDOMINIUM MAP OF LOT 29, TAHOE VILLAGE UNIT NO. 1) FILED FOR RECORD NOVEMBER 21, 1974, IN BOOK 1174, PAGE 641, AS DOCUMENT NO. 76613, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**PARCEL NO. 2:**

**TOGETHER WITH AN UNDIVIDED 1/6TH INTEREST IN AND TO THOSE PORTIONS DESIGNATED AS COMMON AREAS AS SET FORTH ON THE MAP OF SUGARPINE 29, BEING A CONDOMINIUM MAP OF LOT 29, TAHOE VILLAGE UNIT NO. 1, FILED FOR RECORD NOVEMBER 21, 1974, AS DOCUMENT NO. 76613, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

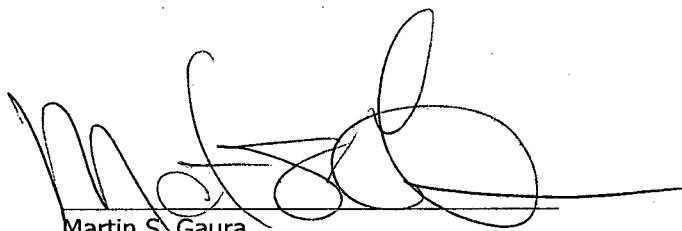
Subject to

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.

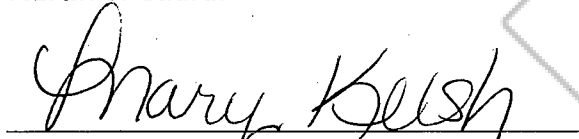
Date: 03/27/2017

COPY

  
Martin S. Gaura

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

This instrument was acknowledged before me on 4-18-17 by **Martin S. Gaura.**

  
Notary Public  
(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 27, 2017** under Escrow No. **143-2518906**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-30-530-002  
 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: \$265,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$265,000.00  
 d) Real Property Transfer Tax Due \$1,033.50

**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: *M S Gaura* Capacity: *agent*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Martin S. Gaura  
 Address: 185 Perdue Road  
 City: Monticello  
 State: KY Zip: 42633

Print Name: Brandy N. Leggett  
 Address: P.O. Box 4949  
 City: Stateline  
 State: NV Zip: 89449

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

Print Name: First American Title Insurance Company File Number: 143-2518906 mk/ mk  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

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