

A.P.N.: 1420-33-213-007  
File No: 143-2519783 (SC)  
R.P.T.T.: \$1,528.80

When Recorded Mail To: Mail Tax Statements To:  
Kenneth E. Gruszie and Gail A. Gruszie  
1266 Bridle Way  
Minden, NV 89423

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

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

Patricia A. Bader, an unmarried woman

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

Kenneth E. Gruszie and Gail A. Gruszie, husband and wife as joint tenants with right of survivorship

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

**LOT 18, IN BLOCK C, AS SHOWN ON THE FINAL MAP OF WILDHORSE UNIT 1, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 3, 1989, IN BOOK 889, PAGE 450, AS DOCUMENT NO. 207982.**

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: 04/12/2017

*Patricia Bader*

Patricia Bader

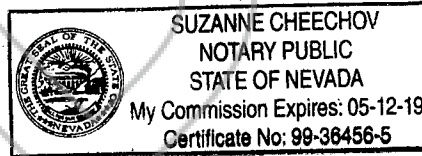
STATE OF **NEVADA** )  
 : **ss.**  
COUNTY OF )  
**DOUGLAS**

This instrument was acknowledged before me on  
5-18-17 by

**Patricia Bader.**

*Suzanne Cheechov*  
Notary Public

(My commission expires: 5-12-2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/18/2017 under Escrow No. 143-2519783

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-33-213-007  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$392,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$392,000.00  
 d) Real Property Transfer Tax Due \$1,528.80

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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Grantor  
 Capacity: \_\_\_\_\_

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

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

Print Name: Patricia Bader  
 Address: 1158 Chaparral Ct.  
 City: Minden  
 State: NV Zip: 89423

Print Name: Kenneth Gruszie and Gail A. Gruszie  
 Address: 1266 Bridle Way  
 City: Minden  
 State: NV Zip: 89423

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

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

File Number: 143-2519783 SC/ SC  
 State: NV Zip: 89423

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