

A.P.N.: 1420-34-610-010
File No: 143-2519306 (SC)
R.P.T.T.: \$2,223.00

When Recorded Mail To: Mail Tax Statements To:
Nick Huddleson and Kearstin Huddleson
3363 Coloma Drive
Carson City , NV 79705

GRANT, BARGAIN and SALE DEED

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

Cynthia L. McEachin, an unmarried woman

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

Nick Huddleson and Kearstin Huddleson, 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 10, IN BLOCK 1, AS SET FORTH ON THE FINAL SUBDIVISION MAP LDA #01-069 FOR BRAMWELL HOMESTEAD, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, ON AUGUST 12, 2002, IN BOOK 0802, AT PAGE 3324, AS DOCUMENT NO. 0549307 OF OFFICIAL RECORDS.

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.

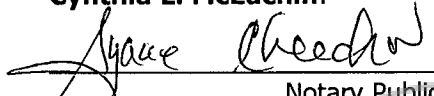
Date: 04/04/2017



Cynthia L. McEachin

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

This instrument was acknowledged before me on
5/23/17 by

Cynthia L. McEachin.


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

	SUZANNE CHEECHOV NOTARY PUBLIC STATE OF NEVADA My Commission Expires: 05-12-19 Certificate No: 99-38466-6
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This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/15/2017 under Escrow No. 143-2519306

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-34-610-010
- 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: \$570,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$570,000.00
- d) Real Property Transfer Tax Due \$2,223.00

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: *Cynthia L. McEachin*

Capacity: *Grantor*

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

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

Print Name: Cynthia L. McEachin
 Address: 1639 Iron Mountain Dr
 City: Reno
 State: NV Zip: 89521

Print Name: Nick Huddleson and
Kearstin Huddleson
 Address: 3363 Coloma Drive
 City: Carson City
 State: NV Zip: 79705

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: 143-2519306 SC/ SC
 State: NV Zip: 89423

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