

DOUGLAS COUNTY, NV  
RPTT:\$1248.00 Rec:\$16.00  
\$1,264.00 Pgs=3  
ETRCO  
KAREN ELLISON, RECORDER

**2017-900592**

**06/27/2017 12:45 PM**

APN# : 1420-07-114-018  
RPTT: \$1,248.00

Recording Requested By:  
Western Title Company

Escrow No.: 088631-DVS

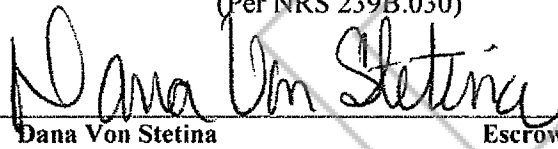
When Recorded Mail To:  
Dale Bradley and Heather Bradley  
881 Valley Vista Drive  
Carson City, NV 89705

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

  
Dana Von Stetina

Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Vincent M. Brooks and Nickey L. Brooks, Trustees of The Brooks Family Trust, Dated March 16, 2006

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Dale Bradley and Heather Bradley, husband and wife, as Joint Tenants with Right of Survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Douglas, County of Douglas State of Nevada bounded and described as follows:

Lot 40, in Block J, as shown on the map of VALLEY VISTA ESTATES I, PHASE 1A, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 2, 1994, in Book 694, Page 437, as Document No. 338792, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 05/19/2017

The Brooks Family Trust, Dated March 16, 2006

Vincent M. Brooks  
Vincent M. Brooks, Trustee

Nickey L. Brooks  
Nickey L. Brooks, Trustee

STATE OF Nevada

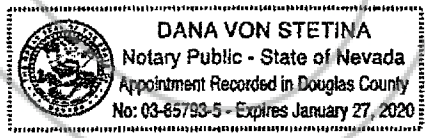
COUNTY OF Carson City

} ss

This instrument was acknowledged before me on  
June 20, 2017

by Vincent M. Brooks and Nickey L. Brooks.

Dana Von Stetina  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1420-07-114-018

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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$320,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$320,000.00  
 Real Property Transfer Tax Due: 1,248.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

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 Nickey L. Brooks Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Vincent M. Brooks and Nickey L. Brooks, Trustees of The Brooks Family Trust, Dated March 16, 2006  
 Address: 983 Ranchview Circle  
 City: Carson City  
 State: NV Zip: 89705

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

Print Name: Dale Bradley and Heather Bradley  
 Address: 881 Valley Vista Drive  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
 2310 S. Carson St, Suite 5A  
 City/State/Zip: Carson City, NV 89701

Esc. #: 088631-DVS