

DOUGLAS COUNTY, NV

**2017-901963**

RPTT:\$789.75 Rec:\$18.00

\$807.75 Pgs=5

07/27/2017 03:00 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1320-30-814-006

RPTT: \$789.75

Recording Requested By:

Western Title Company

Escrow No.: 088872-ARJ

When Recorded Mail To:

Heather Roberts

1630 Olua Street #6

Minden, NV 89423

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 \_\_\_\_\_

Lacha Hill

Escrow Assistant

**This Document is  
Signed In-Counterpart**

**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,

David J. Brady, a married man as his sole and separate property and Jeffrey F Brady, a married man as his sole and separate property, as joint tenants

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

Heather Roberts, a single woman

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

**All that real property situated in the County of Douglas, State of Nevada, described as follows:**

**Unit 6 of BELARRA TOWNHOUSE ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 25, 1978, in Book 478, Page 1579, as Document No. 19954 and by Certificate of Amendment recorded August 13, 1982, in Book 882, Page 570, as Document No. 70143.**

**TOGETHER WITH a 1/9th interest in the Common Area, as shown on the map of BELARRA TOWNHOUSE ESTATES, filed for record in the office of the County Recorder of Douglas County, Nevada, on April 25, 1978, as Document No. 19954, acquired by Deed recorded August 28, 1985, Document No. 122329, Official Records, Douglas County, Nevada.**

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

Dated: 07/11/2017

David J. Brady  
David J. Brady

\_\_\_\_\_  
Jeffrey F. Brady

STATE OF Nevada } ss

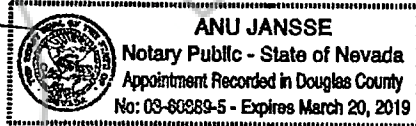
COUNTY OF Douglas }

This instrument was acknowledged before me on

7/14/17

By David J. Brady.

Anu Jansse  
Notary Public



STATE OF \_\_\_\_\_ } ss

COUNTY OF \_\_\_\_\_ }

This instrument was acknowledged before me on

\_\_\_\_\_

By Jeffrey F. Brady.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
David J. Brady

*Jeffrey F. Brady*  
\_\_\_\_\_  
Jeffrey F. Brady

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By David J. Brady.

\_\_\_\_\_  
Notary Public

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on

\_\_\_\_\_

By Jeffrey F. Brady.

\_\_\_\_\_  
Notary Public

SEE ATTACHED  
CALIFORNIA  
ACKNOWLEDGEMENT

**CALIFORNIA ALL-PURPOSE  
CERTIFICATE OF ACKNOWLEDGMENT  
(CALIFORNIA CIVIL CODE § 1189)**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

On July 19, 2017 before me, Merri Kirtner, Notary Public  
(Date) (Here Insert Name and Title of the Officer)

personally appeared Jeffrey F. Brady,  
who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ is/~~are~~  
subscribed to the within instrument and acknowledged to me that he/~~she~~/~~they~~ executed the same  
in his/~~her~~/~~their~~ authorized capacity ~~(ies)~~, and that by his/~~her~~/~~their~~ signature ~~(s)~~ on the instrument  
the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Merri Kirtner  
Signature of Notary Public (Notary Seal)



**ADDITIONAL OPTIONAL INFORMATION**

**Description of Attached Document**

Title or Type of Document: Grant, Bargain & Sale Deed Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

Additional Information: \_\_\_\_\_

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1320-30-814-006

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:	\$202,500.00
Deed in Lieu of Foreclosure Only (value of property)	( _____ )
Transfer Tax Value:	\$202,500.00
Real Property Transfer Tax Due:	\$789.75

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 _____	Capacity _____
Signature _____	Capacity _____

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

Print Name: David J. Brady and Jeffrey F. Brady  
 Address: P.O. Box 845  
 City: Minden  
 State: NV                      Zip: 89423

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

Print Name: Heather Roberts  
 Address: 1630 Olua Street #6  
 City: Minden  
 State: NV                      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 088872-ARJ