

A.P.N.: 1320-33-816-034  
File No: 143-2525018 (mk)  
R.P.T.T.: \$1,228.50 C

When Recorded Mail To: Mail Tax Statements To:  
The Michael and Kathryn Bradford Living Trust  
P.O. Box 10387  
Zephyr Cove , NV 89448

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

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

Sandra D. Bailey, a single woman

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

Michael H. Bradford and Kathryn H. Bradford, Trustees of The Michael and Kathryn  
Bradford Living Trust dated March 12, 2013

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

**LOT 49, IN BLOCK C, AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-11 FOR  
CHICHESTER ESTATES, PHASE 11, FILED IN THE OFFICE OF THE COUNTY RECORDER  
OF DOUGLAS COUNTY, NEVADA AND RECORDED DECEMBER 27, 2002 IN BOOK 1202,  
PAGE 12732, AS DOCUMENT NO. 562225, AND BY CERTIFICATE OF AMENDMENT  
RECORDED MARCH 27, 2003 IN BOOK 0303, PAGE 13037, AS DOCUMENT NO.  
0571430, OFFICIAL RECORDS OF DOUGLAS COUNTY, 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: 07/27/2017

Sandra D. Bailey  
Sandra D. Bailey

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

This instrument was acknowledged before me on 8-16-17 by **Sandra D. Bailey.**

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 27, 2017** under Escrow No. **143-2525018.**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-816-034
- 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: \$315,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$315,000.00
- d) Real Property Transfer Tax Due \$1,228.50

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: *Sandra D. Bailey*  
 Signature: \_\_\_\_\_

Capacity: *agent*  
 Capacity: \_\_\_\_\_

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

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

Print Name: Sandra D. Bailey  
 Address: 1343 East Marion Russell Drive  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: The Michael and Kathryn Bradford Living Trust  
 Address: P.O. Box 10387  
 City: Zephyr Cove  
 State: NV Zip: 89448

**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: 143-2525018 mk/ mk  
 State: NV Zip: 89423

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