

APN: 1420-07-310-045  
R.P.T.T.

When Recorded Mail to:

GARY BAUM  
222 RED WING DRIVE,  
DAYTON, NV 89403

Mail Future Tax Statements to:

GARY BAUM  
222 RED WING DRIVE,  
DAYTON, NV 89403



KAREN ELLISON, RECORDER

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE, made this 6th day of December, 2017, by and between BRIGHT DAY PROPERTIES, LLC, Grantors, and Gary Baum and Kathleen Baum, a married couple, as Grantee.

**WITNESSETH:**

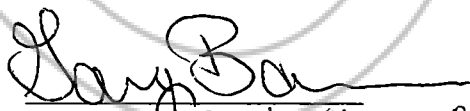
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Grantors by these presents GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee and to Grantee heirs and assigns, all that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, more particularly described as follows:

LOT 27, IN BLOCK K OF VISTA GRANDE SUBDIVISION UNIT NO. 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 9, 1964, AS DOCUMENT NO. 26518.

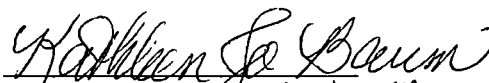
Subject to (1) all general and special taxes for the current fiscal year, and (2) all covenants, conditions, restrictions, restorations, rights of way, and easements now of record.

**TOGETHER** with all the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal, the day and year first above written.



Gary Baum, Member Manager, Bright Day Prop. LLC  
APN: 1420-07-310-045



Kathleen Jo Baum, Member Manager, Bright Day Prop. LLC  
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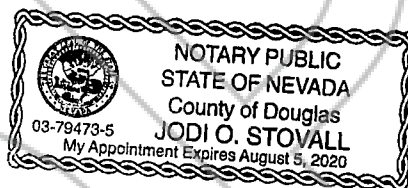
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STATE OF NEVADA                    )  
  ) ss:  
COUNTY OF DOUGLAS            )

*6th day of December, 2017*

On this ~~21st day of July, 2017~~, there personally appeared before me, a Notary Public, Gary Baum and Kathleen Baum personally known (or proved) to me to be the persons whose names are subscribed to the above instrument, who acknowledged to me that they executed the instrument.

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



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1480-07-310-045  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 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 garage only

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property:    \$ 56,000.00 49,486 Assessed value  
 Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_  
 Transfer Tax Value:    \$ 49,486  
 Real Property Transfer Tax Due:    \$ 193.05

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 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 Gary Baum Capacity Grantee  
 Signature Kathleen J. Baum Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Bright Day Properties LLC  
 Address: 1805 N. Carson St. #238  
 City: Carson City  
 State: NV Zip: 89701

Print Name: Gary and Kathleen Baum  
 Address: 222 Red Wing Drive  
 City: Dayton  
 State: NV Zip: 89403

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_