

DOUGLAS COUNTY, NV
RPTT:\$1267.50 Rec:\$35.00
\$1,302.50 Pgs=3
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

2018-915069

06/05/2018 12:34 PM

WHEN RECORDED MAIL TO:
Carolyn Gorden
P.O. Box 1468
Lucerne, CA 95458

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1802402-RLS

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1220-15-410-038
R.P.T.T. \$1,267.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Daniel R. Brady and Emily A. Brady, Husband and Wife, as Joint Tenants with right of survivorship
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to**

Carolyn Gorden, a widow

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

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART
HEREOF**

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging
or in anywise appertaining.**

Signature and notary acknowledgement on page two.

Daniel R. Brady
Daniel R. Brady

Emily A. Brady
Emily A. Brady

STATE OF ^{ssa} NEVADA ~~NEVADA~~ Colorado
COUNTY OF ~~Douglas~~ El Paso

} ss:

This instrument was acknowledged before me on, this 29th day of May, 2019
by Daniel R. Brady and Emily A. Brady

Jenny Lynn Amsden
NOTARY PUBLIC *Jenny Lynn Amsden*

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed
under escrow No. 01802402.

JENNY LYNN AMSDEN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20164007250
MY COMMISSION EXPIRES 02-24-2020

Exhibit "A"

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

Lot 25 in Block O as said lot and block are shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 10, 1967 in Map Book 1, Page 55, Filing No. 35914.

APN: 1220-15-410-038



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 122015410038
- 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$325,000.00
 \$ _____
 Transfer Tax Value \$325,000.00
 Real Property Transfer Tax Due: \$1,267.50

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 Daniel R. Brady Capacity Owner
 Signature Carolyn Gorden Capacity owner

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Daniel R. Brady, et al.
 Address: PO Box 51463
Colorado Springs, CO 80949
 City, State, Zip

Print Name: Carolyn Gorden
 Address: P.O. Box 1468
LUCERNE, CA 95458
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: .01802402-RLS
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED