

A.P.N.: 1022-09-002-037  
File No: 143-2548048 (mk)  
R.P.T.T.: \$877.50

When Recorded Mail To: Mail Tax Statements To:  
Glenn Richard Diggan and Terrie Lee Diggan  
3680 Slate Road  
Wellington, NV 89444

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

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

Valarie Ann Breckenridge and Kathleen Marie Cook , Successor Co-Trustees of the 2002 Joseph P. and Norma J. Cabral Revocable Living Trust Agreement dated March 14, 2002

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

Glenn Richard Diggan and Terrie Lee Diggan, husband and wife as joint tenants

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

**LOT 28, BLOCK O, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 4, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 16, 1970, AS DOCUMENT NO. 50212.**

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: 07/16/2018

This document was **executed**  
in counter-part and  
shall be deemed as **one**.

Valarie Ann Breckenridge and Kathleen Marie Cook, Successor Co-Trustees of the 2002 Joseph P. and Norma J. Cabral Revocable Living Trust Agreement dated March 14, 2002

Valarie Ann Breckenridge  
Valarie Ann Breckenridge, Successor Trustee

Kathleen Marie Cook, Successor Trustee

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

This instrument was acknowledged before me on 8-9-18 by **Valarie Ann Breckenridge**.

Mary Kelsh  
Notary Public  
(My commission expires: 11-16-18)  
*22 me*



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 16, 2018** under Escrow No. **143-2548048**.

Valarie Ann Breckenridge and Kathleen Marie Cook , Successor Co-Trustees of the 2002 Joseph P. and Norma J. Cabral Revocable Living Trust Agreement dated March 14, 2002

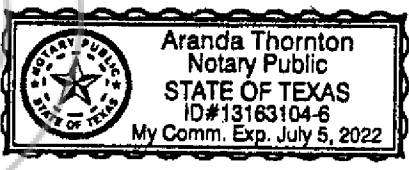
Valarie Ann Breckenridge, Successor Trustee

*Kathleen Marie Cook*  
Kathleen Marie Cook, Successor Trustee

STATE OF )  
  ) **ss.**  
COUNTY OF )

This instrument was acknowledged before me on August 10<sup>th</sup>, 2018 by **Kathleen Marie Cook.**

*Aranda Thornton*  
\_\_\_\_\_  
Notary Public  
(My commission expires: July 5, 2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **July 16, 2018** under Escrow No. **143-2548048**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-09-002-037
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$225,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$225,000.00
- d) Real Property Transfer Tax Due \$877.50

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: M. K. Sells  
Signature: \_\_\_\_\_

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

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

Valarie Ann Breckenridge and  
Kathleen Marie Cook, Successor  
Print Name: Co-Trustees  
Address: 307 Niblick Court  
City: Yerrington  
State: NV Zip: 89447

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

Glenn Richard Diggan and  
Terrie Lee Diggan  
Print Name: Terrie Lee Diggan  
Address: 3680 Slate Road  
City: Wellington  
State: NV Zip: 89444

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

First American Title Insurance  
Print Name: Company File Number: 143-2548048 mk/ mk  
Address: 1663 US Highway 395, Suite 101  
City: Minden State: NV Zip: 89423

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