

DOUGLAS COUNTY, NV

2019-931707

RPTT:\$780.00 Rec:\$35.00

\$815.00 Pgs=5

07/12/2019 03:41 PM

TOIYABE TITLE

KAREN ELLISON, RECORDER

APN: 1220-16-210-041

RPTT: \$780.00

Escrow No. 1911184

When Recorded Return to:

East Creek, LLC.,
6770 So. McCarran Blvd
Reno, NV 89509

Mail Tax Statements to:

Grantee same as above.

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That Soo Bradford and Irie Sakane, as Co-Administrators of The Estate of Darrell Bradford

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to East Creek, LLC., A Delaware Limited Liability Company

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

See Exhibit "A" attached hereto and made a part hereof.

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

Witness my hand(s) this 11 day of July 2019.

The Estate of Darrell Bradford

By: [Signature]
Soo Bradford, Co-Administrator

Date: 7/11/19

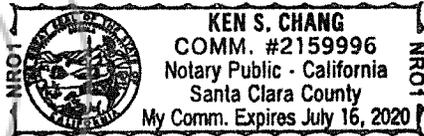
By: [Signature]
Irie Sakane, Co-Administrator

Date: 7-12-19

STATE OF California
COUNTY OF Santa Clara

This instrument was acknowledged before me on this 11th day of July 2019, by Soo Bradford and Irie Sakane. kc

[Signature]
NOTARY PUBLIC

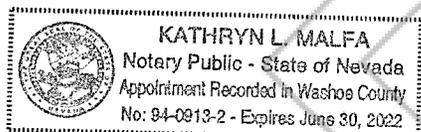


State of Nevada

County of Washoe

This instrument was acknowledged before me on July 12, 2019 by Irie Sakane.

Kathryn L. Malfa
NOTARY PUBLIC



COOPER

CALIFORNIA ALL PURPOSE ACKNOWLEDGEMENT

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

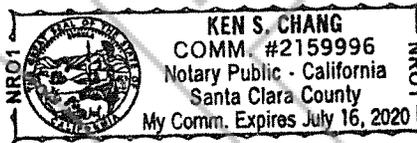
County of Santa Clara

On July 11th 2019 before me, Ken S. Chang, Notary Public, personally appeared
Name & Title of Officer

Soo Bradford,
proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person 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.



Signature

[Signature]
Signature of Notary Public

(Seal)

Optional Information

Document Identification:

Name/Type Grant, Bargain Sale deed
(Title or Description of Attached Document)

Document Date: 7/11/19 Number of Pages: 3

Additional Information: _____

Journal Entry #: _____

Signer Information

Capacity Claimed by the Signer:

Individual

____ Corporate Officer: Title _____

____ Partner

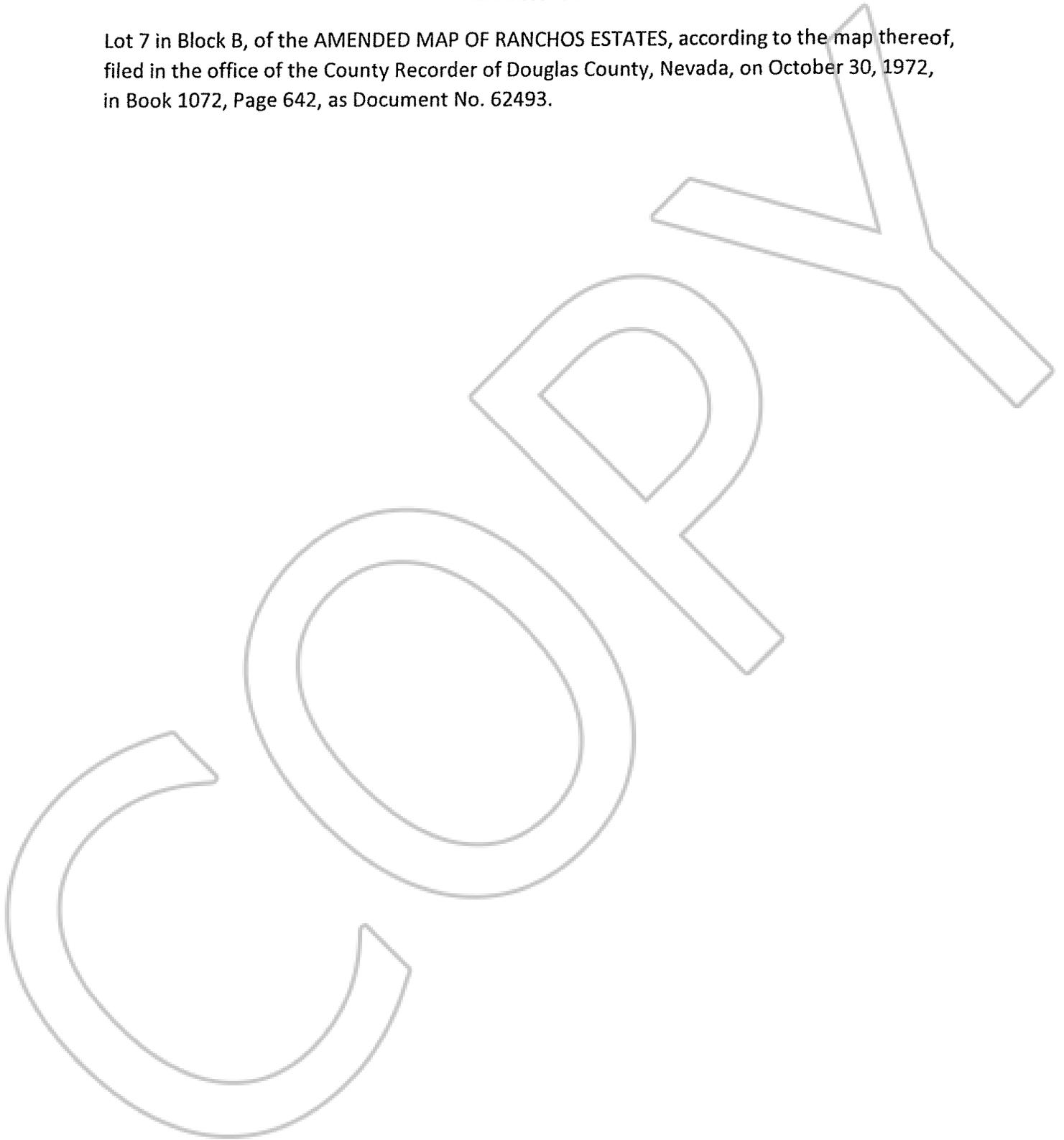
____ Attorney-in-Fact

____ Trustee

____ Other _____

Exhibit "A"

Lot 7 in Block B, of the AMENDED MAP OF RANCHOS ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on October 30, 1972, in Book 1072, Page 642, as Document No. 62493.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-16-210-041
 b.
 c.
 d.

2. Type of Property
 a. Vacant Land
 b. Single Family Residence
 c. Condo/Townhouse
 d. 2 – 4 Plex
 e. Apartment Building
 f. Commercial/Industrial
 g. Agricultural
 h. Mobile Home
 i. Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.
- | | |
|---|--------------|
| a. Total Value/Sales Price of Property | \$200,000.00 |
| b. Deed in Lieu of Foreclosure Only (Value of Property) | (\$ _____) |
| c. Transfer Tax Value | \$200,000.00 |
| d. Real Property Transfer Tax Due | \$780.00 |

4. If Exempt 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: *Darrell* Capacity: Agent
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Estate of Darrell Bradford
 Address: 5083 La Honda Ave
 City: San Jose Ca Zip: 95129
 State: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: East Creek, LLC., A Delaware Limited Liability Company
 Address: 6770 So. McCarran Blvd
 City: Reno State: NV Zip: 89509

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

Print Name: _____ File Number: 1911184
 Address: 6774 S McCarran Blvd Suite 102
 City: Reno State: NV Zip: 89509

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