

APN#: 1420-29-812-027
RPTT: \$2,340.00

DOUGLAS COUNTY, NV
RPTT:\$2340.00 Rec:\$35.00
\$2,375.00 Pgs=3
09/19/2019 02:17 PM
ETRCO
KAREN ELLISON, RECORDER

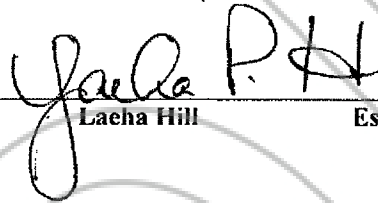
Recording Requested By:
Western Title Company
Escrow No.: 107492-ARJ

When Recorded Mail To:
Matthew J. Brady and Teresa I.
Brady
1122 North Fork Trail
Minden, NV 89423

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature



Laeha Hill

Escrow Assistant

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

John Annett and Linda Annett, husband and wife, as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Matthew J. Brady and Teresa I. Brady, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Lot 25 in Block B, as set forth on Final Subdivision Map, Planned Development PD 02-01 for NORTH FORK TRAILS, filed in the office of the County Recorder of Douglas County on October 20, 2003, in Book 1003, Page 9460, as Document No. 594029.

Excepting therefrom all minerals, oil, gas and other hydrocarbons as deeded to Stock Petroleum Co., Inc., in Document recorded March 13, 1980 in Book 380, Page 1315, as Document No. 42677, Official Records of Douglas County, Nevada.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 09/11/2019

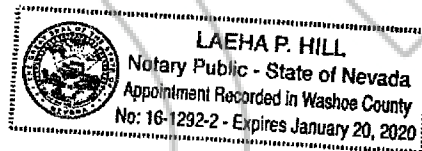
John Annett
John Annett

Linda Annett
Linda Annett

STATE OF Nevada } ss
COUNTY OF Douglas
This instrument was acknowledged before me on
9/16/19

By John Annett and Linda Annett.

Laeha P. Hill
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-29-812-027

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
 NOTES: _____

3. Total Value/Sales Price of Property: \$600,000.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$600,000.00
 Real Property Transfer Tax Due: \$2,340.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 [Signature] Capacity _____
 Signature [Signature] Capacity ESUW

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

Print Name: John Annett and Linda Annett
 Address: 1122 North Fork Trail
 City: Minden
 State: NV Zip: 89423

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

Print Name: Matthew J. Brady and Teresa I. Brady
 Address: 1122 North Fork Trail
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 107492-ARJ

Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

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