

DOUGLAS COUNTY, NV **2019-937268**
RPTT:\$1092.00 Rec:\$35.00
\$1,127.00 Pgs=3 10/29/2019 10:50 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1419-11-002-046
RPTT: \$1,092.00

Recording Requested By:
Western Title Company
Escrow No.: 108776-TEA

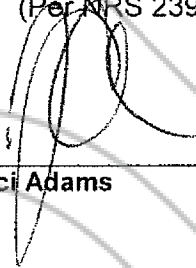
When Recorded Mail To:
Timothy B. Bradfield
Marla S. Bradfield
762 Raab Ct
Gardnerville, NV 89460

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



Traci Adams

Escrow Officer

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,

Janice Marie Caldwell, a single woman and Theodore W. Caldwell, an unmarried man as joint tenants do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Timothy B. Bradfield and Marla S. Bradfield, 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 Carson City, 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 48 as shown on that certain map entitled ALPINE VIEW ESTATES NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 1, 1972 as File No. 62567, Official Records.

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

Dated: 10/14/2019

Janice Marie Caldwell
Janice Marie Caldwell

Theodore W. Caldwell
Theodore W. Caldwell

STATE OF Nevada

COUNTY OF Carson City

} ss

This instrument was acknowledged before me on

10/18/2019

By Janice Marie Caldwell and Theodore W. Caldwell.

Kelli Jones
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1419-11-002-046

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: \$280,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$280,000.00
 Real Property Transfer Tax Due: \$1,092.00

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 [Handwritten Signature] Capacity Zeller Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Janice Marie Caldwell and Theodore W. Caldwell
 Address: 4700 Fox Creek Rd
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Timothy B. Bradfield and Marla S. Bradfield
 Address: 762 Raab Ct
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 108776-TEA