

A.P.N.: 1420-28-310-042
File No: 143-2575868 (mk)
R.P.T.T.: \$1,891.50

When Recorded Mail To: Mail Tax Statements To:
James T. Crain and JoJean Crain
2800 Gordon Ave
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Shannon M. Albert, a married woman as her sole and separate property

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

James T. Crain and JoJean Crain, husband and wife as joint tenants

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

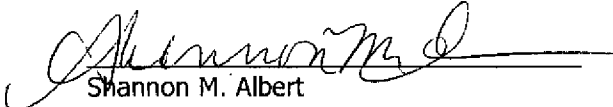
LOT 69 OF BLOCK D AS SAID LOT AND BLOCK ARE SET FORTH ON THE FINAL MAP #PD99-02-04 FOR SARATOGA SPRINGS ESTATES UNIT 4, A PLANNED UNIT DEVELOPMENT, RECORDED MAY 19, 2000 IN BOOK 0500 OF OFFICIAL RECORDS, PAGE 4445, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 492337 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 30, 2000, IN BOOK 1100, PAGE 6042, DOCUMENT NO. 504169 OF OFFICIAL RECORDS.

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.

Subject to

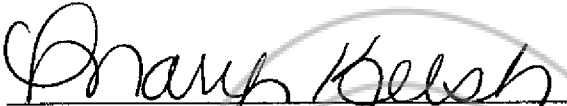
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 10/09/2019


Shannon M. Albert

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

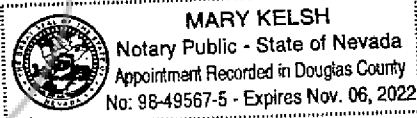
This instrument was acknowledged before me on 11-7-19 by
Shannon M. Albert.



Notary Public
(My commission expires: 11-6-22)


MK

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 09, 2019 under Escrow No. **143-2575868.**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-28-310-042
 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: \$485,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$485,000.00
 d) Real Property Transfer Tax Due \$1,891.50

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: *Shannon M. Albert*
 Signature: _____

Capacity: *agent*
 Capacity: _____

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

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

Print Name: Shannon M. Albert
 Address: 1294 Kimbles Way
 City: Gardnerville
 State: NV Zip: 89410

Print Name: Crain
 Address: 2800 Gordon Ave
 City: Minden
 State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2575868 mk/ mk
 State: NV Zip: 89423

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