

DOUGLAS COUNTY, NV
RPTT:\$1552.20 Rec:\$35.00
\$1,587.20 Pgs=3 2019-939160
12/06/2019 12:35 PM
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Sandra Marie Saphore
219 N 6800 E
Huntsville, UT 84317

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1906705-RLS

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1420-33-510-021
R.P.T.T. \$1,552.20

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Darren R. Bradbury, an unmarried man and Morning Starr Bradbury, an unmarried woman as joint tenants (who erroneously took title as Darren R. Bradbury, an unmarried man and Morning Star Bradbury, an unmarried woman as joint tenants)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Sandra Marie Saphore, Sole Ownershpan unmarried woman

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.



Darren R. Bradbury

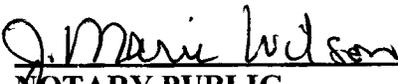


Morning Star Bradbury
Starr mss

STATE OF NEVADA
COUNTY OF [DOUGLAS]

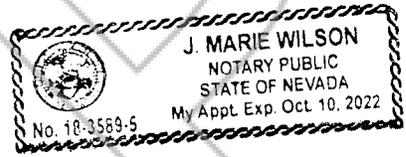
} ss:

This instrument was acknowledged before me on , 3rd December, 2019
by [Darren R. Bradbury and Morning Star Bradbury]
Starr



NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed
[under escrow No. 01906705].



Escrow No. 1906705-RLS

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 1 in Block 2 as shown on the Plat of MOUNTAIN VIEW ESTATES NO. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, recorded December 1, 1978, in Book 1278, Page 069, as Document No. 27818, Official Records.

APN: 1420-33-510-021

COPY

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-33-510-021
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other [] _____

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

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$398,000.00
 Transfer Tax Value \$[]
 Real Property Transfer Tax Due: \$398,000.00
\$ 1,552.20

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 GRANTOR
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Darren R. Bradbury
 Address: P.O. Box 2863
 MINDEN NV. 89423
 City, State, Zip

Print Name: Sandra Marie Saphore
 Address: [219 N 6800 E]
[Huntsville, UT 84317]
 City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: [Ticor Title of Nevada, Inc.] Escrow #: 1906705-RLS
 Address: [5441 Kietzke Lane, Suite 100]
 City, State, Zip: [Reno, NV 89511]