

DOUGLAS COUNTY, NV

**2020-946734**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/28/2020 01:30 PM

STEWART TITLE COMPANY

KAREN ELLISON, RECORDER

E06

APN: 1420-06-310-001  
Escrow No: 20003328-201-CBE  
R.P.T.T: EXEMPT #6

Recording Requested By: Stewart Title Company  
Mail Tax Statements To: *Same as below*  
When Recorded Mail To:

THEODORE G. BRIDGES  
3692 GREEN ACRES DR  
CARSON CITY, NV 89705

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged,

**Eileen F. Bridges, an unmarried woman**

does hereby Grant, Bargain, Sell and Convey to

**Theodore G. Bridges, an unmarried man**

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

**For Legal Description, See Attached Exhibit "A", attached hereto and made a part hereof.**

**SUBJECT TO:**

1. Taxes for fiscal year; 2019/2020
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

**See page 2 for signature of Grantor(s) and Notary Acknowledgment**

Escrow No. 20003328-201-CBE  
Grant, Bargain, Sale Deed...Continued

Eileen F Bridges

Eileen F. Bridges

State of Idaho }  
County of Ada } ss

This instrument was acknowledged before me on May 22, 2020

by: Eileen F. Bridges

Signature: [Signature]  
Notary Public

JIM M. BARRON  
COMMISSION # 20191729  
NOTARY PUBLIC  
STATE OF IDAHO  
MY COMMISSION EXPIRES 8/26/2025

Jim M. Barron  
# 20191729  
Exp: 08/26/25

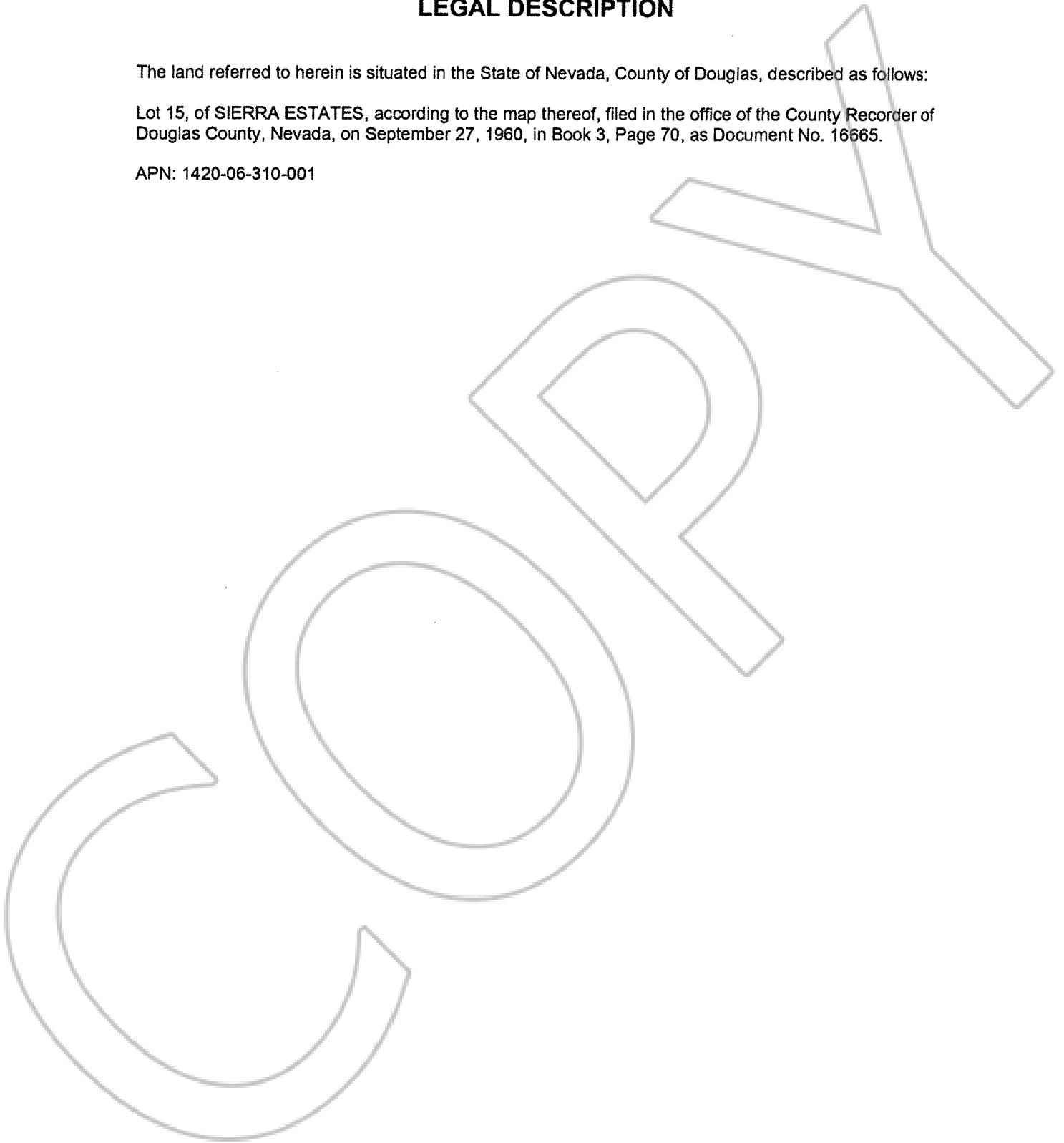
File Number: 732550

## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 15, of SIERRA ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on September 27, 1960, in Book 3, Page 70, as Document No. 16665.

APN: 1420-06-310-001



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-06-310-001
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

\$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$0.00  
 Real Property Transfer Tax Due: \$0.00

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section 06 \_\_\_\_\_
- b. Explain Reason for Exemption: Removing co-owner in compliance with a divorce.

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 Eileen F Bridges Capacity: Grantor  
 Signature \_\_\_\_\_ Capacity: Grantee

**(GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Eileen F. Bridges  
 Address: 5353 N Edenburgh Way  
Boise, ID 83714

**(GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Theodore G. Bridges  
 Address: 2650 Green Acres Ave  
Carson City, NV 89705

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

Print Name: Stewart Title Company/Candace Buxton Escrow #: 20003328-CBE  
 Address: 7251 W. Lake Mead Blvd., Suite 350, Las Vegas, NV 89128  
 City, State, ZIP Code \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED