

DOUGLAS COUNTY, NV **2020-949304**
RPTT:\$1813.50 Rec:\$40.00
\$1,853.50 Pgs=3 **07/17/2020 08:27 AM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Natalie Brogdon

1105 Monterrey Court

Minden, NV 89423

MAIL TAX STATEMENTS TO:
Natalie Brogdon
1105 Monterrey Court
Minden, NV 89423

Escrow No. 2003997-RLT

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.: 1320-29-610-072
R.P.T.T. \$1,813.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Jeanne A. James, Surviving Trustee of The James Tomalas Trust,
dated January 2, 2013

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

Jeanne A. James, Surviving Trustee of
The James Tomalas Trust, dated
January 2, 2013

Jeanne A. James
Jeanne A. James, Surviving Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 7/9/2020
by Jeanne A. James, Surviving Trustee of The James Tomalas Trust, dated January 2, 2013

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02003997.

 **RISHELE L. THOMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2023

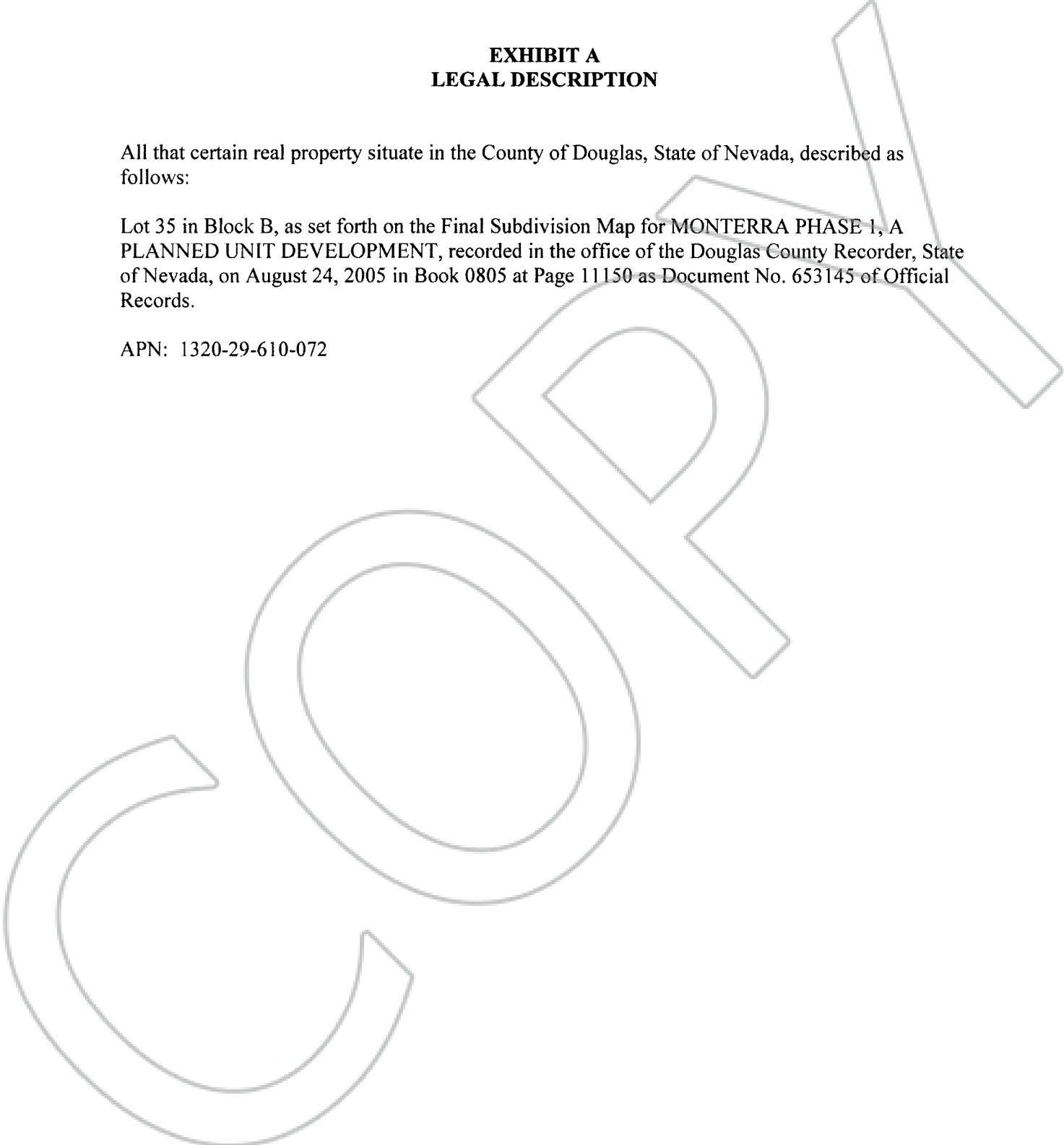
Escrow No. 2003997-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 35 in Block B, as set forth on the Final Subdivision Map for MONTERRA PHASE 1, A PLANNED UNIT DEVELOPMENT, recorded in the office of the Douglas County Recorder, State of Nevada, on August 24, 2005 in Book 0805 at Page 11150 as Document No. 653145 of Official Records.

APN: 1320-29-610-072



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-29-610-072
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 464,900.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 464,900.00
 d. Real Property Transfer Tax Due: \$ 1,813.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 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 Jeanne A. James Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Jeanne A. James, Surviving Trustee of The James Tomalas Trust, dated January 2, 2013
 Address: 310 Coronado Ave
 City: LHC
 State: Zip: AZ 86403

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Natalie Brogdon
 Address: 1105 Monterrey Court
 City: Minden
 State: NV Zip: 95625

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02003997-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED