

DOUGLAS COUNTY, NV

**2020-951113**

RPTT:\$692.25 Rec:\$40.00

\$732.25 Pgs=3

**08/20/2020 11:51 AM**

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**

Brendan T. Sullivan  
3918 Granite Way  
Wellington, NV 89444

**MAIL TAX STATEMENTS TO:**

Brendan T. Sullivan  
3918 Granite Way  
Wellington, NV 89444

Escrow No. 2004745-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.: 1022-15-001-077

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 692.25

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Albert E. Mullins, An Unmarried Man**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Brendan T. Sullivan, An Unmarried Man**

**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.**

Albert E. Mullins  
Albert E. Mullins

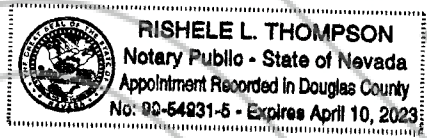
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 7/14/2020  
by Albert E. Mullins

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02004745.



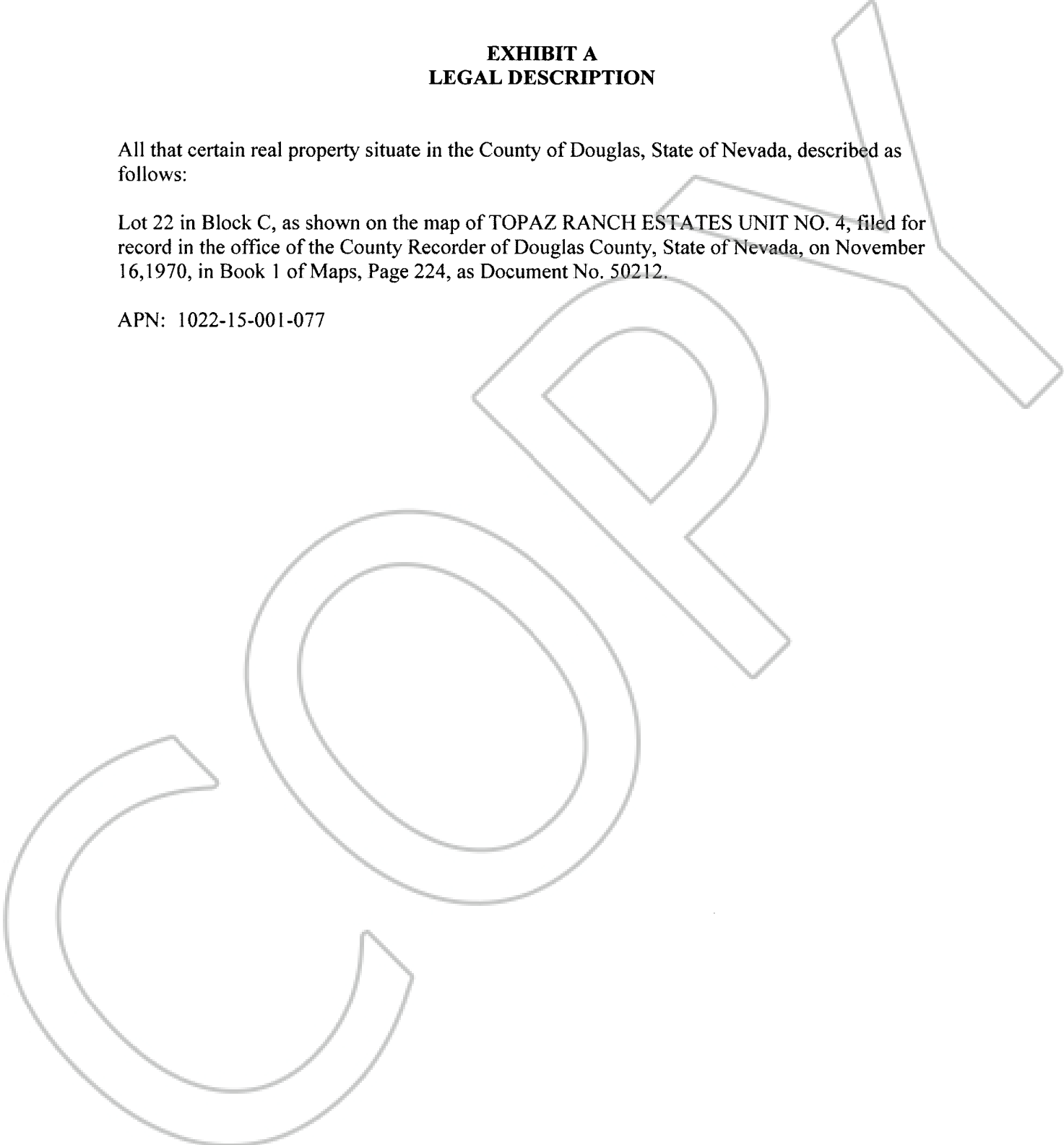
Escrow No. 2004745-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 22 in Block C, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16, 1970, in Book 1 of Maps, Page 224, as Document No. 50212.

APN: 1022-15-001-077



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

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

- a) 1022-15-001-077
- 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. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ 177,500.00  
 Transfer Tax Value \$ 177,500.00  
 Real Property Transfer Tax Due: \$ 692.25

**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 *Albert E. Mullins* Capacity *grantee*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Albert E. Mullins  
 Address: 912 Ashland Ave  
Gardnerville NV 89401  
 City, State, Zip

Print Name: Brendan T. Sullivan  
 Address: 3918 Granite Way  
Wellington, NV 89444  
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2004745-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410