

DOUGLAS COUNTY, NV **2021-963511**
RPTT:\$17550.00 Rec:\$40.00
\$17,590.00 Pgs=4 **03/15/2021 11:33 AM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1319-19-310-039

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

James D. Pardee and Golnar Zarnegar
16101 Matilija Drive
Monte Sereno, CA 95030

Escrow No.: ZC3045-JL

RPTT \$17,550.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

William R. Bradley and Barbara Teets Co-Trustees of the William R. Bradley Revocable Trust Agreement dated January 10, 2007

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

James D. Pardee and Golnar Zarnegar husband and wife as community property

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

William R. Bradley and Barbara Teets Co-Trustees of the William R. Bradley Revocable Trust
Agreement dated January 10, 2007

Barbara Teets
By: Barbara Teets, Co-Trustee

STATE OF NEVADA
COUNTY OF

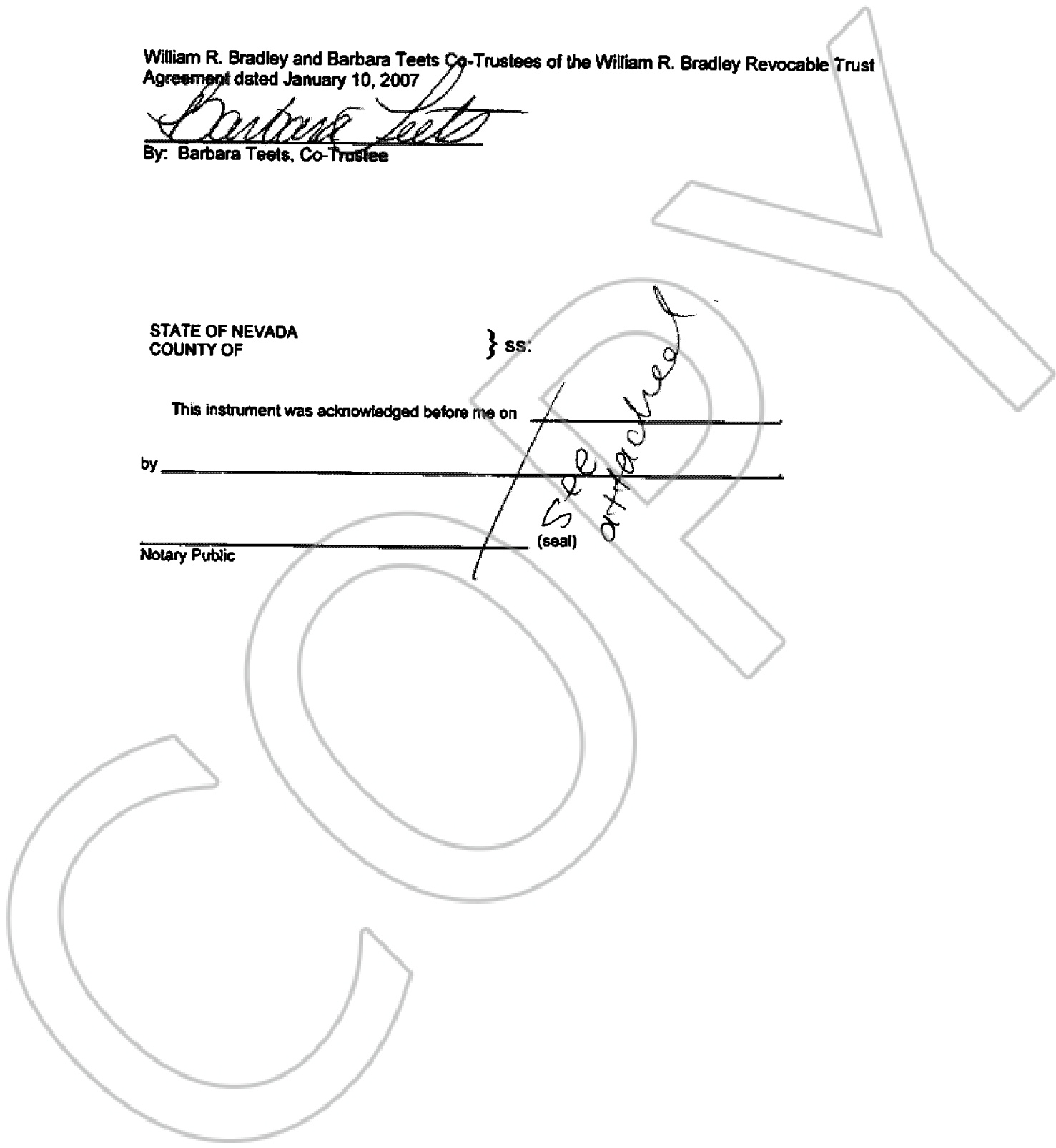
} ss.

This instrument was acknowledged before me on _____

by _____

Notary Public (seal)

See attached



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California

County of San Diego }

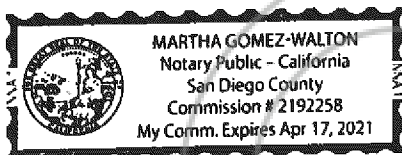
On February 22, 2021 before me, MARtha Gomez-Walton Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Barbara Phyllis Teets
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

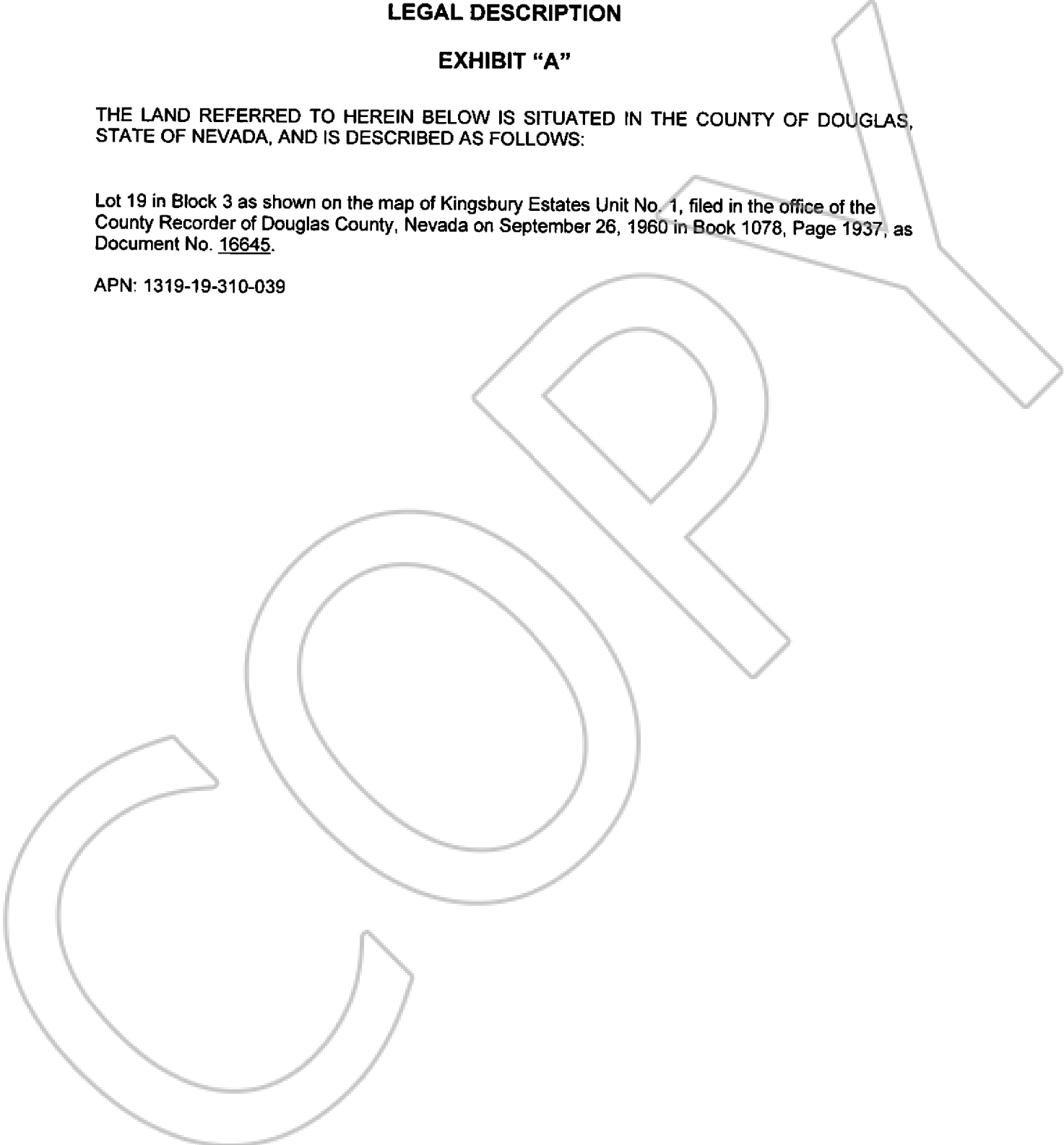
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 19 in Block 3 as shown on the map of Kingsbury Estates Unit No. 1, filed in the office of the
County Recorder of Douglas County, Nevada on September 26, 1960 in Book 1078, Page 1937, as
Document No. 16645.

APN: 1319-19-310-039



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-19-310-039
- 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
- Other

FOR RECORDER'S 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) \$4,500,000.00

Transfer Tax Value \$4,500,000.00

Real Property Transfer Tax Due: \$17,550.00

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 James D. Pardee By: Barbara Teets, Co-Trustee *Agna*

Signature _____ James D. Pardee

SELLER (GRANTOR) INFORMATION

(Required)

Print Name: William R. Bradley and Barbara Teets
Co-Trustees of the William R. Bradley Revocable
Trust Agreement dated January 10, 2007

Address: 1672 Main Street #E364
Ramona, CA 92065

BUYER (GRANTEE) INFORMATION

(Required)

Print Name: James D. Pardee

Address: 16101 Matilija Drive
Monte Sereno, CA 95030

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

Print Name: Signature Title Company LLC Escrow #: ZC3045-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED