

DOUGLAS COUNTY, NV  
RPTT:\$3334.50 Rec:\$40.00  
\$3,374.50 Pgs=2 03/15/2021 02:38 PM  
TICOR TITLE - CC (NVTH3K)  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Sara Louise Cleary  
1133 North Fork Trail  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2100490-DKD

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.: 1420-29-812-030  
R.P.T.T. \$3,334.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Edward C Braz Jr., an unmarried man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell and Convey to Sara Louise Cleary a single woman

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

Lot 28, in Block C, as set forth on Final Subdivision Map, Planned Development PD 02-01 for NORTH  
FORK TRAILS, filed in the office of the County Recorder of Douglas County on October 20, 2003, in Book  
1003, Page 9460, as Document No. 594029.

EXCEPTING THEREFROM all minerals, oil, gas and other hydrocarbons as deeded to STOCK  
PETROLEUM CO., INC., in Document recorded March 13, 1980, in Book 380, Page 1315, as Document  
No. 42677, Official Records of Douglas County, Nevada.

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

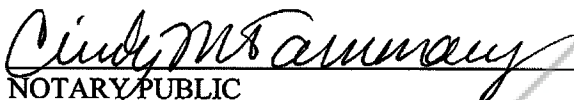
Signature and notary acknowledgement on page two.

  
Edward C Braz Jr.

STATE OF NEVADA  
COUNTY OF CARSON CITY

} ss:

This instrument was acknowledged before me on, March 12th, 2021  
by Edward C Braz Jr.

  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02100490.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-29-812-030  
 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 \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property: \$ 855,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 855,000.00  
 d. Real Property Transfer Tax Due: \$ 3,334.50

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 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 [Handwritten Signature] Capacity grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Edward C Braz Jr.  
 Address: 871 MEADOW VISTA DR  
 City: CARSON CITY  
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Sara Louise Cleary  
 Address: 1133 North Fork Trail  
 City: Minden, NV 89423  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02100490-010-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED