

DOUGLAS COUNTY, NV

2021-963819

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/19/2021 12:13 PM

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

E05

APN: 1420-29-711-006

RECORDING REQUESTED BY and
WHEN RECORDED MAIL TO:

FIRST AMERICAN TITLE
ATTN: POST CLOSING
4795 RREGENT BLVD
IRVING, TX 75053

ORDER NUMBER: 440674

MAIL TAX STATEMENTS TO:

Bernard N. Brady
& Meeja Brady
2860 Sierra Manor Drive
Minden, NV 89423

RPTT: \$ 0.00, Ex: #05

[Space Above This Line For Recorder's Use]

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: that **BERNARD N. BRADY**, a married man, Grantor,

For a VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby Grant,
Bargain, Sell and Convey to

BERNARD N. BRADY and **MEEJA BRADY**, husband and wife, as joint tenants, Grantees, whose
address is 2860 Sierra Manor Drive, Minden, NV 89423,

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

LOT 37, BLOCK E, OF SARATOGA SPRINGS ESTATES UNIT NO. 1, AS SHOWN ON THE
OFFICIAL MAP RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS
COUNTY, STATE OF NEVADA, ON JUNE 16, 1990, IN BOOK 690, PAGE 525 AS DOCUMENT
NO. 227472.

APN: 1420-29-711-006

Commonly known as: 2860 Sierra Manor Drive, Minden, NV 89423

Being the same property conveyed to **BERNARD N. BRADY**, a married man as his sole and separate
property, by Deed from **MEEJA BRADY**, spouse of the grantee, dated January 25, 2017 and recorded

Page 1 of 3



PCL

440674DBNS01010103

February 10, 2017 as Instrument No. 2017-894619 of the Office of the County Clerk Recorder, County of Douglas, State of Nevada,

Subject To: Current taxes, Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO:

1. General and special taxes for the current fiscal year.
2. Covenants, conditions, restrictions, reservations, rights, rights of way, and easements now of record, if any

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

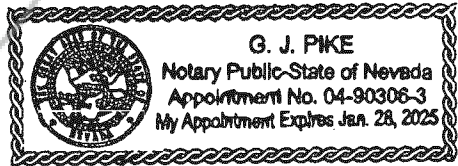
IN WITNESS WHEREOF, the Grantor, this 12 day of March, 20 21, sets Grantor hand.

[Signature]
BERNARD N. BRADY

STATE OF NV)
):ss
COUNTY/CITY OF Douglas)

On the 12 day of March, 20 21, personally appeared before me, a Notary Public, **BERNARD N. BRADY**, known or proven to me to be the person whose name is subscribed to the above instrument and who acknowledged that he executed the above instrument.

[Signature]
Notary Public
My Commission Expires: 11/28/25



AFFIRMATION STATEMENT

(Check One)

I, the undersigned, hereby affirm that this document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS §239B.030)

I, the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of any person or persons as required by law: _____

(State Specific Law)

Signature

Printed Name

Title/Relationship to Transaction

PREPARED BY:
Denise Mikrut, Esq.
Nevada Bar ID: 6743



PCL

440674DBNS01010303

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessors Parcel Number(s)
 - a) 1420-29-711-006
 - 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

- 3. Total Value/Sales Price of Property: \$ _____
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ _____

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 05
 - b. Explain Reason for Exemption: transfer between spouses, adding wife to title

- 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 _____ Capacity Agent
 Signature _____ Capacity Agent

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Bernard N. Brady
 Address: 2860 SIERRA MANOR DR
 City: MINDEN
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Bernard N Brady & Meeja Brady
 Address: 2860 SIERRA MANOR DR
 City: MINDEN
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: First American Title Escrow # 440674
 Address: 4795 Regent Blvd
 City: Irving State: TX Zip: 75063