

DOUGLAS COUNTY, NV **2021-966592**
RPTT:\$1911.00 Rec:\$40.00
\$1,951.00 Pgs=3 **04/30/2021 08:38 AM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Teresa Elges
PO BOX 958
Minden, NV 89423

MAIL TAX STATEMENTS TO:
Teresa Elges
PO BOX 958
Minden, NV 89423

Escrow No. 2100877-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.: 1320-30-110-021
R.P.T.T. \$1,911.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Janet L. Braman, Trustee under The Janet L. Braman Trust UDT dated August 23, 1995

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

The Janet L. Braman Trust UDT dated
August 23, 1995

Janet L. Braman
Janet L. Braman, Trustee

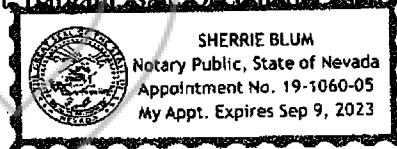
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , April 29, 2021
by Janet L. Braman, Trustee under The Janet L. Braman Trust UDT dated August 23, 1995

[Signature]
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under escrow
No. 02100877.



Escrow No. 2100877-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 27, in Block B, as set forth on the map of WESTWOOD PARK UNIT NO. IV PHASE B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1994, in Book 694, Page 27, as Document No. 338620, Official Records.

Together with an undivided 1/21st interest in and to the common area lying within the interior lines as set forth on map of WESTWOOD PARK UNIT NO. IV PHASE B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1994, in Book 694, Page 27, as Document No. 338620, Official Records, and as shown on the Record of Survey to Support a Lot Line Adjustment for Westwood Park Homeowners' Association and Minden Gardnerville Sanitation District, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 11, 2000, in Book 400, Page 1729, as Document No. 489711, Official Records.

APN: 1320-30-110-021

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-30-110-021
 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: \$ 490,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 490,000.00
 d. Real Property Transfer Tax Due: \$ 1,911.00

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 Janet L Braman Capacity grantor
 Signature _____ Capacity _____

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

Print Name: Janet L. Braman, Trustee under The Janet L. Braman Trust UDT dated August 23, 1995
a/o Diane Pyle
 Address: 900 NE French #40
 City: Dracham, OR 97030
 State: _____ Zip: _____

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

Print Name: Teresa Elges
A.
 Address: PO Box 958
 City: Under
 State: NV Zip: 89403

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

Print Name: Tigor Title of Nevada, Inc. Escrow No.: 02100877-020-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