

A.P.N.: 1022-18-002-027
File No: 143-2622509 (mk)
R.P.T.T.: \$2,632.50

When Recorded Mail To: Mail Tax Statements To:
Donald M. Olsen and Linda K. Sinderson
1553 Alba Vista
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Wanda Kay Braden, Trustee, or her successors in Trust, under the Wanda Kay Braden Revocable Living Trust, dated April 13, 2021, and any amendments thereto.

do(es) hereby *GRANT, BARGAIN and SELL* to

Donald M. Olsen and Linda K. Sinderson, husband and wife as joint tenants with right of survivorship

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

LOT 3 IN BLOCK C, AS SHOWN ON THE OFFICIAL MAP OF HOLBROOK HIGHLANDS, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 22, 1978, IN BOOK 378, PAGE 1422 AS DOCUMENT NO. 18825.

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. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Wanda Kay Braden, Trustee, or her successors
in Trust, under the Wanda Kay Braden
Revocable Living Trust, dated April 13, 2021,
and any amendments thereto.

Wanda Kay Braden
Wanda Kay Braden, Trustee

STATE OF **NEVADA**)
) **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 5-6-21 by
Wanda Kay Braden, Trustee.

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2622509.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1022-18-002-027
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$675,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$675,000.00
 d) Real Property Transfer Tax Due \$2,632.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per 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: [Signature]
 Signature: [Signature]

Capacity: agent
 Capacity: _____

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

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

Print Name: Wanda Kay Braden, Trustee
 Address: 40 Lackspur Street
 City: American Canyon
 State: CA Zip: 94503

Print Name: Linda K. Sinderson
 Address: 1553 Alba Vista
 City: Gardnerville
 State: NV Zip: 89410

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2622509 mk/ kf
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)