

DOUGLAS COUNTY, NV **2021-967968**
RPTT:\$2827.50 Rec:\$40.00
\$2,867.50 Pgs=2 **05/24/2021 12:32 PM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1320-31-517-013
File No: 143-2622395 (mk)
R.P.T.T.: \$2,827.50

When Recorded Mail To: Mail Tax Statements To:
Bruce A. Burns
6121 Indian School Rd N.E. Ste 101
Albuquerque, NM 87110

GRANT, BARGAIN and SALE DEED

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

Jack Zippwald and Darlene Zippwald, husband and wife as joint tenants with right of survivorship

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

Bruce A. Burns, an unmarried man

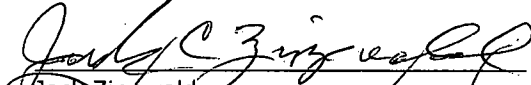

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 1, IN BLOCK D, AS SHOWN ON THE MAP OF MACKLAND UNIT NO. 2 "PHASE C", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 3, 1990, IN BOOK 790, PAGE 356, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 229541.

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.

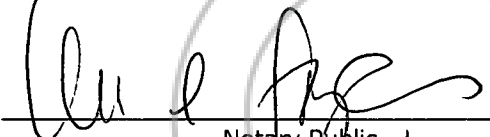
Subject to

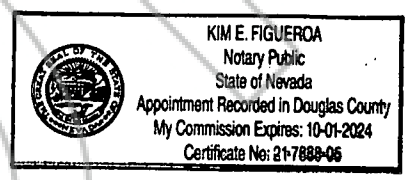
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.


Jack Zippwald

Darlene Zippwald

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

This instrument was acknowledged before me on April 28, 2021 by **Jack Zippwald and Darlene Zippwald.**


Notary Public
(My commission expires: 10/01/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2622395.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-31-517-013
- 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: \$725,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$725,000.00
- d) Real Property Transfer Tax Due \$2,827.50

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]

Capacity: agent

Signature: _____

Capacity: _____

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

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

Print Name: Jack Zippwald and Darlene Zippwald

Print Name: Bruce A. Burns

Address: 1635 Mackland Avenue

Address: 6121 Indian School Rd N.E.
Ste 101

City: Minden

City: Albuquerque

State: NV Zip: 89423

State: NM Zip: 87110

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

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

File Number: 143-2622395 mk/ mk
State: NV Zip: 89423

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