

DOUGLAS COUNTY, NV  
RPTT:\$936.00 Rec:\$40.00  
\$976.00 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2021-968210**

**05/27/2021 03:05 PM**

WHEN RECORDED MAIL TO:  
Gregory Scott Clausen  
2361 Tolteca Ct  
South Lake Tahoe, CA 96150

MAIL TAX STATEMENTS TO:  
Gregory Scott Clausen  
2361 Tolteca Ct  
South Lake Tahoe, CA 96150

Escrow No. 2103245-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.: 1023-00-001-022  
R.P.T.T. \$ 936.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Brad Jason Aviles, an unmarried man

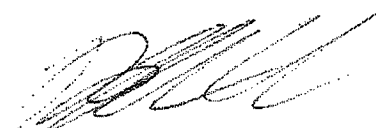
**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby **Grant, Bargain, Sell and Convey** to Gregory Scott Clausen and Kimberly Rae Clausen, husband and wife, as joint tenants

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.

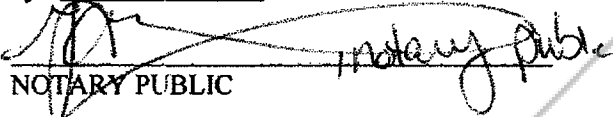
Signature and notary acknowledgement on page two.

  
\_\_\_\_\_  
Brad Jason Aviles

STATE OF ~~NEVADA~~ <sup>NEW MEXICO</sup>  
COUNTY OF ~~DOUGLAS~~ <sup>Chaves</sup>

} ss:

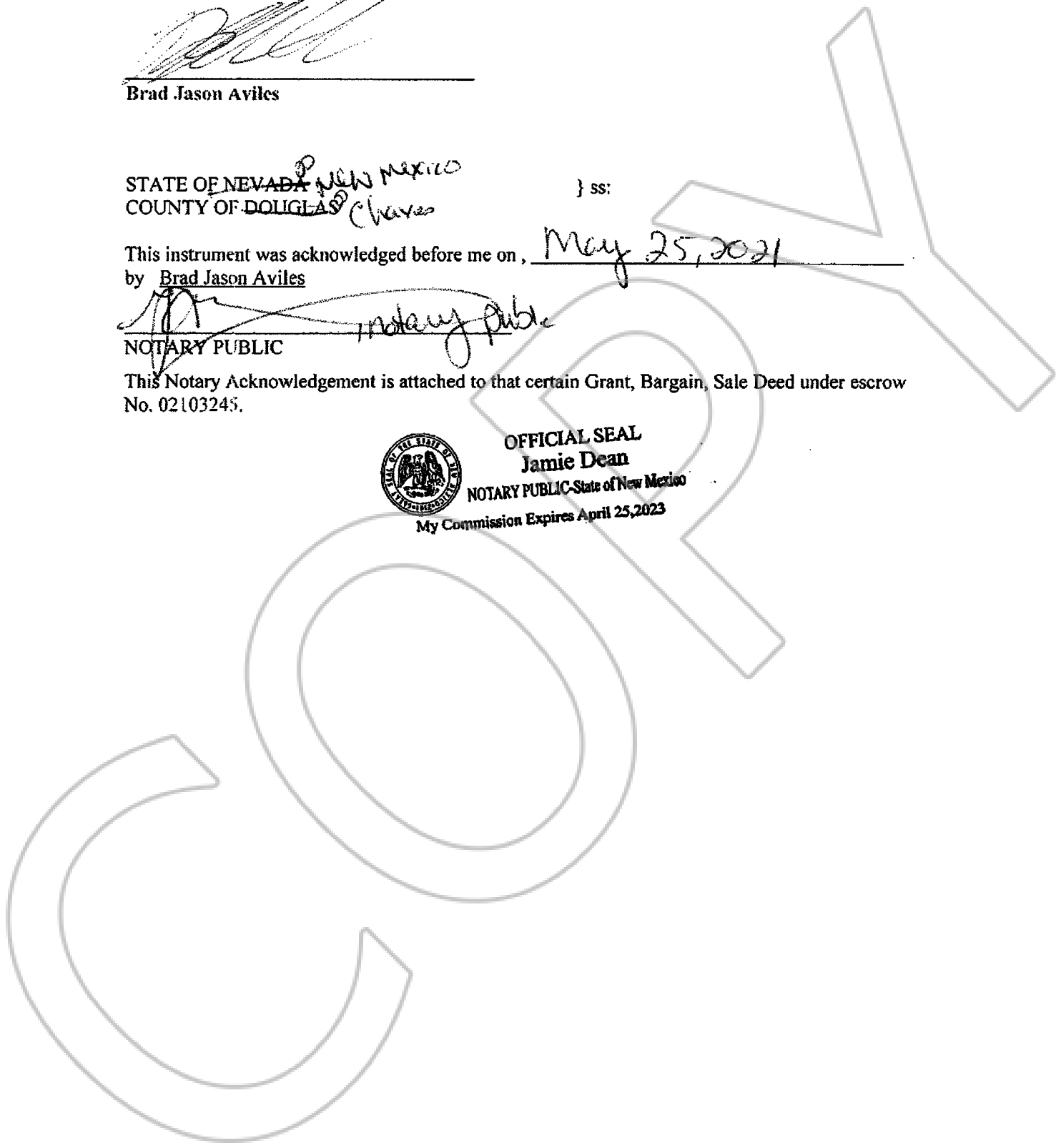
This instrument was acknowledged before me on, May 25, 2021  
by Brad Jason Aviles

  
\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02103245.



OFFICIAL SEAL  
Jamie Dean  
NOTARY PUBLIC - State of New Mexico  
My Commission Expires April 25, 2023



Escrow No. 2103245-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

A parcel of land located within a portion of the West one-half of Section 16, Township 10 North, Range 23 East, M.D.B. & M., Douglas County, State of Nevada, being more particularly described as follows:

Parcel 5 as shown on Land Division Map recorded in the office of the Douglas County Recorder, State of Nevada, on June 18, 12004 in Book 0604, Page 9079, as File No. 616422, Official Records, Douglas County, Nevada.

APN: 1023-00-001-022

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1023-00-001-022  
 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: \$ ~~235,000.00~~ 240,000.00 BJA  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ ~~235,000.00~~ 240,000.00 BJA  
 d. Real Property Transfer Tax Due: \$ 916.50 936.00 BJA

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 \_\_\_\_\_ Capacity Seller / grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: 664 S. Arizona Ave apt 1143  
 Address: Brad Aviles  
 City: Chandler  
 State: Zip: AZ 45225

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Gregory Scott Clausen & Kimberly Rae Clausen  
 Address: 2361 Jolteca Ct  
 City: S. Lake Tahoe  
 State: CA Zip: 91650

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02103245-020-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