

A.P.N.: 1220-16-210-142  
File No: 143-2628291 (et)  
R.P.T.T.: \$1,833.00

When Recorded Mail To: Mail Tax Statements To:  
Malcolm Clayton and Kayla Clayton  
1219 Monarch Lane  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

Brodie Priestley, a single man

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

Malcolm Clayton and Kayla Clayton, husband and wife as joint tenants with right of survivorship

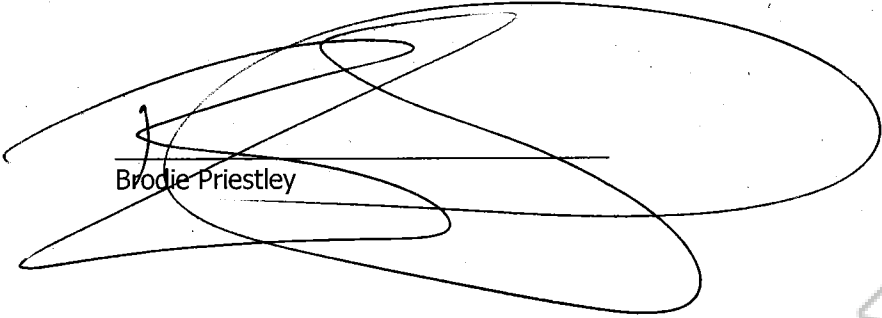
the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 10, IN BLOCK H, AS SAID LOT AND BLOCK ARE SHOWN ON THE AMENDED MAP RANCHOS ESTATES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 30, 1972 AS DOCUMENT NO. 62493.**

*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.

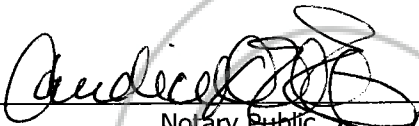
Subject to

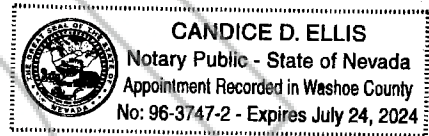
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

  
Brodie Priestley

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

This instrument was acknowledged before me on 8-9-2021 by **Brodie Priestley.**

  
Notary Public  
(My commission expires: 7-24-24 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2628291.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1220-16-210-142  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$470,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$470,000.00  
d) Real Property Transfer Tax Due \$1,833.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100% %

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] as agent      Capacity: Grantor  
Signature: [Signature] as agent      Capacity: Grantee

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

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

Print Name: Brodie Priestley  
Address: 1547 N Hwy 395  
City: Minden  
State: NV      Zip: 89423

Print Name: Malcolm Clayton and Kayla Clayton  
Address: 1219 Monarch Lane  
City: Gardnerville  
State: NV      Zip: 89460

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

First American Title Insurance  
Print Name: Company      File Number: 143-2628291 et/ CE  
Address: 1663 US Highway 395, Suite 101  
City: Minden      State: NV      Zip: 89423

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