

DOUGLAS COUNTY, NV **2021-978032**
RPTT:\$4095.00 Rec:\$40.00
\$4,135.00 Pgs=2 **12/06/2021 12:58 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

| | |
|-----------------------------------------------------|-----------------|
| A.P.N. No.: | 1420-27-701-021 |
| R.P.T.T. | \$4,095.00 |
| File No.: | 1444844 KDJ/BEB |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: <i>Same as below</i> | |
| When Recorded Mail To: | |
| Steven T. Perry Trust, dated May 26, 2016 | |
| 2892 Squires Street | |
| Minden, NV 89423 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Paul Brazeau and Nancy Brazeau, Trustees of the Paul and Nancy Brazeau Living Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Steven T. Perry, Trustee of the Steven T. Perry Trust, dated May 26, 2016**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

A Parcel of land being a portion of Parcel 4B on Parcel Map recorded December 7, 1994 in Book 1294, Page 1259 on Document No. 352211, Official Records, described as follows to wit:

Parcel 4B-1, as shown on Parcel Map for Raymond M. Smith, filed for record in the Office of the Douglas County Recorder on March 18, 1998, in Book 398, Page 4064, as Document No. 435225, Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 12/2/2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Paul and Nancy Brazeau Living Trust

By: Paul Brazeau
Paul Brazeau, Trustee

By: Nancy Brazeau
Nancy Brazeau, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 2 day of December, 2021
By: Paul Brazeau and Nancy Brazeau as Trustee's of Paul and
Nancy Brazeau Living Trust

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3-12-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-27-701-021
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 1,050,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,050,000.00
 d. Real Property Transfer Tax Due \$ 4,095.00

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 [Handwritten Signature] Capacity Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Paul and Nancy Brazeau Living Trust
 Address: 1248 Heybourne Road
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Steven T. Perry Trust, dated May 26, 2016
 Address: 2892 Squires Street
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1444844 KDJ/BEB
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED