

A.P.N.: 1420-28-810-010  
File No: 143-2638441 (et)  
R.P.T.T.: \$1,969.50

When Recorded Mail To: Mail Tax Statements To:  
The Den Cath Family Trust Dated June 11, 2021  
1375 Saratoga Street  
Minden, NV 89423

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

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

Branden Stacey Harris and Jessica Harris, husband and wife as joint tenants with right of survivorship

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

Dennis C. Kavanaugh and Catherine C. Kavanaugh, Trustees of The Den Cath Family Trust Dated June 11, 2021

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

**LOT 5 OF SARATOGA HEIGHTS SUBDIVISION UNIT NO. 2, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 5, 1966, AS DOCUMENT NO. 34826.**

*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.

*[Handwritten signature of Branden S. Harris]*

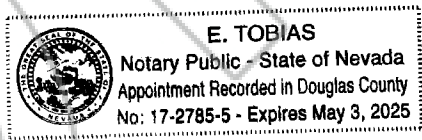
Branden S. Harris

*[Handwritten signature of Jessica Harris]*  
\_\_\_\_\_  
Jessica Harris

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

This instrument was acknowledged before me on 12.23.2021 by **Branden S. Harris and Jessica Harris.**

*[Handwritten signature of Notary Public]*  
\_\_\_\_\_  
Notary Public  
(My commission expires: 5/3/25 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2638441.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-28-810-010
- 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: \$505,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$505,000.00
- d) Real Property Transfer Tax Due \$1,969.50

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: \_\_\_\_\_

Capacity: [Signature]  
Capacity: \_\_\_\_\_

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

Branden S. Harris and Jessica  
Print Name: Harris  
Address: PO Box 1939A  
City: Reno  
State: NV Zip: 89511

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

The Den Cath Family Trust  
Print Name: Dated June 11, 2021  
Address: 1375 Saratoga Street  
City: Minden  
State: NV Zip: 89423

**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: 143-2638441 et/ et  
State: NV Zip: 89423

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