

PARCEL IDENTIFICATION NUMBER: 1022-17-002-019

Commitment Number: DEF2023211-A

After Recording, Send To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 500
Coraopolis, PA 15108

SEND TAX STATEMENTS/BILLS TO:

David P. Bray and Victoria L. Bray
1532 HOLBROOK BLUFFS CT., WELLINGTON, NV 89444

SPECIAL/LIMITED WARRANTY DEED

Ricky L. Nuzum and Amber Nuzum, Husband and Wife, hereinafter grantor, whose tax-mailing address is **1450 Industrial Way, Gardnerville, NV 89410**, for \$625,000.00 (Six Hundred Twenty Five Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **David P. Bray and Victoria L. Bray**, married, for their joint lives, with the remainder to the survivor of them, hereinafter grantees, whose tax mailing address is **1532 HOLBROOK BLUFFS CT., WELLINGTON, NV 89444**, the following real property:

Being a portion of the South 1/2 of Section 17, Township 10 North, Range 22 East, M.D.B. & M. further described as follows:

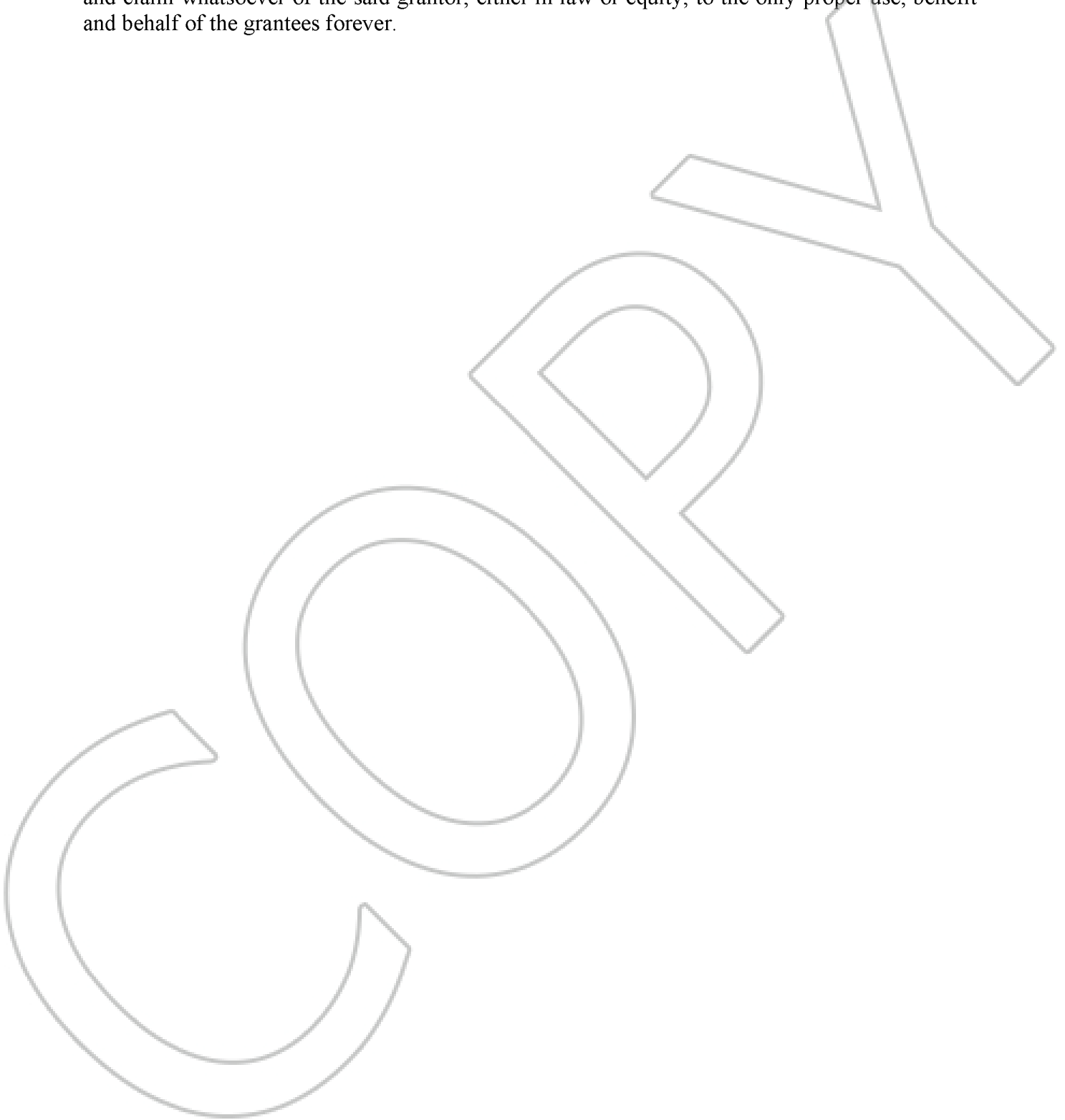
Parcel 1E as set forth on Parcel Map #2, LDA 05-027 for DA Development, Inc., filed in the Office of the Douglas County Recorder, on November 17, 2006, in Book 1106, Page 6435, as Document No. 688965.

Property Address is: 1532 HOLBROOK BLUFFS CT., WELLINGTON, NV 89444

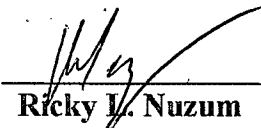
Prior instrument reference: **2018-913400**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

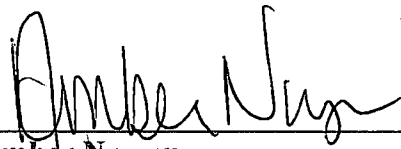
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.



Executed by the undersigned on Feb. 01, 2022.



Ricky L. Nuzum



Amber Nuzum

STATE OF Nevada
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on February 01, 2022 by **Ricky L. Nuzum** and **Amber Nuzum** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

See Attached
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: DEF2023211-A.

NEVADA NOTARY ACKNOWLEDGMENT

THE STATE OF NEVADA

COUNTY OF Douglas

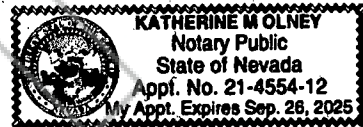
This instrument was acknowledged before me on February 07, 2022
(date) by Ricky L Nuzum and Amber Nuzum, (name of person).

Katherine Molney

Notary Public Signature

Print Katherine Molney

Title Notary Public



(Seal)

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1022-17-002-019
 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 \$ 625,000.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 625,000.00
 d. Real Property Transfer Tax Due \$ 2,437.50

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 Joseph P. Vallone Capacity: Agent

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ricky L. Nuzum/Amber Nuzum
 Address: 1450 Industrial Way
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: David P. Bray/Victoria L. Bray
 Address: 1532 Holbrook Bluff Court
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Joseph P. Vallone
 Address: 400 Rouser Road, Ste. 500
 City: Coraopolis

Escrow # _____
 State: PA Zip: 15108