

A.P.N.: 1220-27-110-009
File No: 143-2653759 (et)
R.P.T.T.: \$2,047.50

When Recorded Mail To: Mail Tax Statements To:
Juan M. Pedroza
1401 Mary Jo Drive
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

SHANE FRAZER, PERSONAL REPRESENTATIVE FOR THE ESTATE OF STANLEY VERNON FRAZER and Barbara A. Frazer, an unmarried woman, as tenants in common

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

Juan M. Pedroza, a single man

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

LOT 157, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974 IN BOOK 374, PAGE 676, AS FILE NO. 72456.

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.

Barbara A. Frazer
Barbara A. Frazer

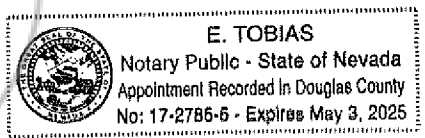
SHANE FRAZER, PERSONAL REPRESENTATIVE
FOR THE ESTATE OF STANLEY VERNON
FRAZER

~~Shane Frazer, Personal Representative~~

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

This instrument was acknowledged before me on 10.9.2022 by
~~SHANE FRAZER, PERSONAL REPRESENTATIVE.~~ Barbara Frazer et

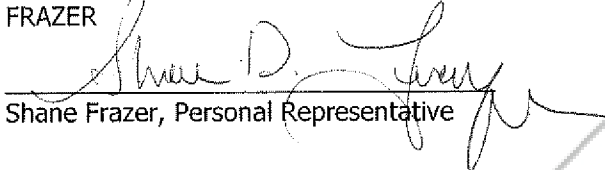
E. Tobias
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2653759.


~~XXXXXXXXXXXXXXXXXXXX~~
~~Barbara A. Frazer~~


SHANE FRAZER, PERSONAL REPRESENTATIVE
FOR THE ESTATE OF STANLEY VERNON
FRAZER


Shane Frazer, Personal Representative

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

This instrument was acknowledged before me on 10.6.22 by
SHANE FRAZER, PERSONAL REPRESENTATIVE.


Notary Public
(My commission expires: 5/3/25)

 **E. TOBIAS**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-2786-6 - Expires May 3, 2025

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2653759.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-27-110-009
 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: \$525,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$525,000.00
 d) Real Property Transfer Tax Due \$2,047.50

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]
 Signature: _____

Capacity: Agent
 Capacity: _____

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

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

Barbara A. Frazer and SHANE
 FRAZER, ADMINISTRATOR FOR
 Print Name: THE ESTATE OF
 Address: 1297 Manhattan Way
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Juan M. Pedroza
 Address: 1401 Mary Jo Drive
 City: Gardnerville
 State: NV Zip: 89460

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: 143-2653759 et/ MH
 State: NV Zip: 89423

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