

DOUGLAS COUNTY, NV **2022-986346**
RPTT:\$1815.45 Rec:\$40.00
\$1,855.45 Pgs=2 **06/15/2022 01:11 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-21-710-003
R.P.T.T.	\$1,815.45
File No.:	1669911 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
John A. Schriever	
694 Joette Drive	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Cynthia M. Thorp, Petitioner of the Estate of Adrianus Van Bruggen pursuant to Order Granting Special Administration and Confirming Deed upon Death recorded concurrently herewith** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **John A. Schriever, an unmarried man,** 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:

Lot 76, 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 Document No. 72456, Official Records.

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: June 9 2022

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

Estate of Adrianus Van Bruggen

By: Cynthia M. Thorp
Cynthia M. Thorp, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 9 day of June, 2022
By: Cynthia M. Thorp as Petitioner of Cynthia M. Thorp, Petitioner of the Estate of Adrianus Van Bruggen
pursuant to Order Granting Special Administration and Confirming Deed upon Death recorded
concurrently herewith

Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3/12/2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-710-003
 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 \$ 465,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 465,500.00
 d. Real Property Transfer Tax Due \$ 1,815.45

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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 Cynthia Thorp Capacity ~~Grantor~~ Escrow
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Cynthia M. Thorp, Petitioner of the Estate of Adrianus Van Bruggen pursuant to Order Granting Special Administration and Confirming Deed upon Death recorded concurrently herewith
 Address: 1731 Arbello Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: John A. Schriever
 Address: 694 Joette Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1669911 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410