

DOUGLAS COUNTY, NV **2022-988967**
RPTT:\$1860.30 Rec:\$40.00
\$1,900.30 Pgs=2 **08/29/2022 11:35 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-29-119-010
R.P.T.T.	\$1,860.30
File No.:	1780487 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Janet Louise Kanter-Purcell	
P.O Box 583	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Steven Charles Braddy, Successor Trustee under the Braddy Family Trust u/d/t October 23, 2000** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Janet Louise Kanter-Purcell, a widow**, 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:

PARCEL 1:

Unit 374, as shown on the Final Map No. 1008-9 for WINHAVEN, UNIT NO. 9, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, Nevada, on July 8, 1999, in Book 799, of Official Records, at Page 1253, as Document No. 472099.

PARCEL 2:

A non-exclusive easement for use, enjoyment ingress and egress over the common area, as set forth in Declaration of Covenants, Conditions and Restrictions, recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, 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: Aug 22, 2022

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

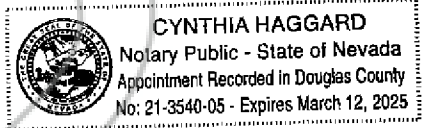
Steven Charles Braddy, Successor Trustee under
the Braddy Family Trust u/d/t October 23, 2000

By: Steven Braddy Date: 8/22/22
Steven Charles Braddy
Successor Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 22 day of Aug, 2022
By: Steven Charles Braddy as Successor Trustee of Steven Charles Braddy, Successor Trustee under
the Braddy Family Trust u/d/t October 23, 2000

Signature: Cynthia Haggard
Notary Public



My Commission Expires: 3/12/2025

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-29-119-010
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 477,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 477,000.00
 d. Real Property Transfer Tax Due \$ 1,860.30

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 *Stephen Braddy* Capacity ~~Grantor~~ Escrow
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Steven Charles Braddy, Successor
Trustee under the Braddy Family Trust
w/d/t October 23, 2000
 Address: 1062 Aspen Grove Circle
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Janet Louise Kanter-Purcell
 Address: P.O Box 583
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1780487 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED