

DOUGLAS COUNTY, NV **2022-989109**  
RPTT:\$1833.00 Rec:\$40.00  
\$1,873.00 Pgs=3 **08/31/2022 03:12 PM**  
LANDMARK TITLE ASSURANCE AGENCY OF  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	<b>1319-30-512-011</b>
<b>R.P.T.T.:</b>	<b>\$1,833.00</b>
<b>Escrow No.:</b>	<b>105850</b>
<b>Recording Requested By:</b> <b>Landmark Title Assurance Agency of Nevada,</b> <b>LLC - Reno</b>	
<b>Mail Tax Statements To: Same as below</b>	
<b>When Recorded Mail To:</b>	
<b>Lawrence J Wright</b>	
<b>754 Boulder Court Unit #9</b>	
<b>Stateline, NV 89449</b>	

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT: **Bernard M. Bauman, a married man as his sole and separate property**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to: **Lawrence J Wright, an unmarried man**

All that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

**SEE EXHIBIT 'A' LEGAL DESCRIPTION  
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

Subject to: 

1. Taxes for the current fiscal year, paid current
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, I/We have hereunto set by hand this August 23, 2022.

**SELLER:**

B.M. Bauman  
**Bernard M Bauman**

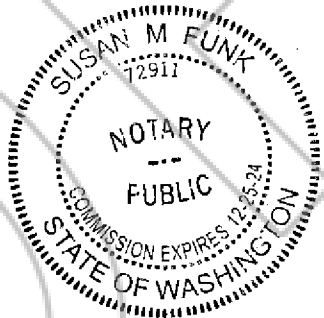
STATE OF ~~Nevada~~ <sup>smf</sup> Washington )  
COUNTY OF ~~Douglas~~ <sup>smf</sup> Snohomish )

On August 30, 2022  
appeared before me, a Notary Public,

**Bernard M Bauman**

personally known or proven to me to be the person(s) whose name(s) are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Susan Funk  
Notary Public (signature) (seal)



**Exhibit "A"**  
**LEGAL DESCRIPTION**

**Parcel 1:**

Unit 9 of Lot 2 Condominium Map, as set forth on Sheet 6 of the 3rd Amended Map of Tahoe Village No. 2 filed for record on August 14, 1979, in Book 879, Page 1053, as Document No. 35555, Official Records of Douglas County, State of Nevada.

**Parcel 2:**

An undivided 1/18th interest in and to those areas designated as "Common Area" as set forth on the Map of Lot 2 of Condominium Map, as set forth on Sheet 6 of the 3rd Amended Map of Tahoe Village No. 2, filed of record on August 14, 1979, in Book 879, Page 1053, as Document No. 35555, Official Records of Douglas County, State of Nevada.

APN: 1319-30-512-011

State of Nevada  
Declaration of Value

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument # \_\_\_\_\_  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

1. Assessor Parcel Number(s)  
a) 1319-30-512-011 \_\_\_\_\_  
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 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$470,000.00  
Deed in Lieu of Foreclosure Only (value of property) \$0.00  
Transfer Tax Value: \$470,000.00  
Real Property Transfer Tax Due: \$1,833.00

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 therein. Furthermore, the 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] Capacity AGENT

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)  
Print Name: Bernard M Bauman  
Address: 1755 E. PLUMB LANE  
City: RENO  
State: NV Zip: 89502

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)  
Print Name: Lawrence J Wright  
Address: 754 Boulder Court Unit 9  
City: Stateline  
State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**  
Landmark Title Assurance Agency of Nevada,  
Print Name: LLC - Reno Escrow # 105850  
Address: 1755 E. Plumb Lane, Suite 260  
City: Reno State NV Zip 89502

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)