

DOUGLAS COUNTY, NV **2022-990249**
RPTT:\$6084.00 Rec:\$40.00
\$6,124.00 Pgs=2 **09/23/2022 03:04 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-26-002-053
R.P.T.T.	\$6,084.00
File No.:	1757721 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
JOSEPH P. STITICK and JULIANN STITICK, TRUSTEES OF THE STITICK FAMILY 2021 TRUST DATED APRIL 5, 2021	
601 E. Glenoaks Blvd. Glendale, CA 91207	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Janice A. Branum, Trustee of The Janice A. Branum Trust dated May 7, 2012** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **JOSEPH P. STITICK AND JULIANN STITICK, TRUSTEES OF THE STITICK FAMILY 2021 TRUST DATED APRIL 5, 2021**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 18 in Block D as shown on Final Subdivision Map PD #02-003 for AURORA, a Planned Development, filed for record with the Douglas County Recorder on September 8, 2003 in Book 903, at Page 3029, as Document No. 589081, Official Records of Douglas County, Nevada and by Certificate of Amendment recorded September 10, 2003 in Book 903, at Page 4697, as Document No. 589483, Official Records of Douglas County, Nevada

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: September 19, 2022

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

Janice A. Branum Trust dated May 7, 2012

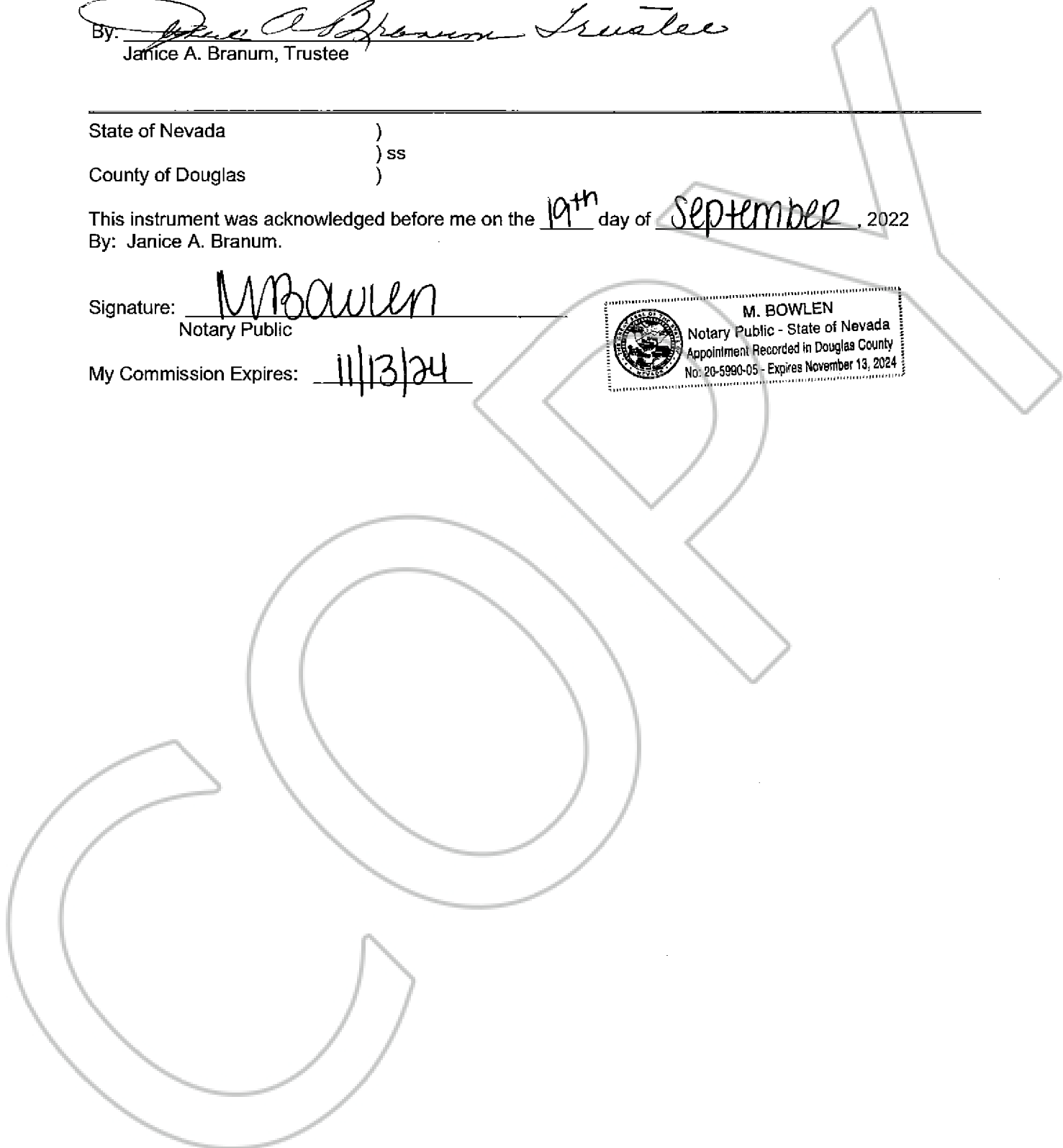
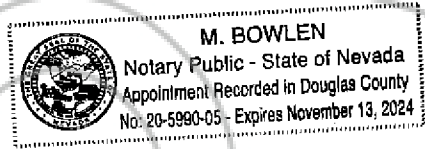
By: Janice A. Branum Trustee
Janice A. Branum, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 19th day of September, 2022
By: Janice A. Branum.

Signature: M. Bowlen
Notary Public

My Commission Expires: 11/13/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-26-002-053
 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 \$ 1,560,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,560,000.00
 d. Real Property Transfer Tax Due \$ 6,084.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 MBowlen Capacity ESCROW OFFICER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Janice A. Branum, Trustee of The
Janice A. Branum Trust dated May 7,
2012
 Address: P.O. Box 637
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: JOSEPH P. STITICK and
JULIANN STITICK, TRUSTEES
OF THE STITICK FAMILY 2021
TRUST DATED APRIL 5, 2021
 Address: 601 E. Glenoaks Blvd
 City: Glendale
 State: CA Zip: 91207

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1757721 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410