

DOUGLAS COUNTY, NV **2023-1000069**
RPTT:\$3802.50 Rec:\$40.00
\$3,842.50 Pgs=2 **08/31/2023 10:54 AM**
FIRST AMERICAN TITLE MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1420-28-110-010
File No: 143-2665702 (et)
R.P.T.T.: \$3,802.50

When Recorded Mail To: Mail Tax Statements To:
Teresa M. Thomas and Clay E. Thomas
1294 North Santa Barbara Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Jerome Kenneth Britting and Beatriz Britting Trustees of the Britting Family Trust, dated February 7, 2014

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

Teresa M. Thomas and Clay E. Thomas, wife and husband as joint tenants with right of survivorship

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

LOT 115, IN BLOCK E, AS SHOWN ON THE FINAL MAP #98-045-3 SARATOGA SPRINGS ESTATE UNIT NO. III, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 23, 1998, IN BOOK 698, PAGE 5063, AS DOCUMENT NO. 442616.

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.

Jerome Kenneth Britting and Beatriz Britting
Trustees of the Britting Family Trust, dated
February 7, 2014



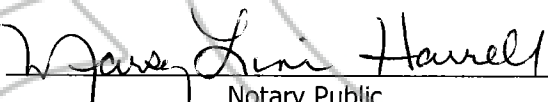
Beatriz Britting, Trustee




Jerome Kenneth Britting, Trustee

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

This instrument was acknowledged before me on August 29, 2023 by
Jerome Kenneth Britting and Beatriz Britting Trustees.



Notary Public
(My commission expires: 6-10-2026)

 **MARSY LINN HARRELL**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 22-7504-05 - Expires June 10, 2026

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2665702.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-28-110-010
 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
 i) Other _____

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

3. a) Total Value/Sales Price of Property: \$975,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$975,000.00
 d) Real Property Transfer Tax Due \$3,802.50

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: [Signature]

Capacity: Grantor
 Capacity: Grantor

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

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

Print Name: The Britting Family Trust

Print Name: Teresa M. Thomas and
Clay E. Thomas

Address: 1294 North Santa Barbara Dr.

Address: 1294 North Santa Barbara
Drive

City: Minden

City: Minden

State: NV Zip: 89423

State: NV Zip: 89423

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: 143-2665702 et/ et
 State: NV Zip: 89423

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