

DOUGLAS COUNTY, NV  
RPTT:\$468.00 Rec:\$40.00  
\$508.00 Pgs=2  
TICOR TITLE - CC (NVTH3K)  
SHAWNYNE GARREN, RECORDER

**2023-993663**

**02/06/2023 02:42 PM**

WHEN RECORDED MAIL TO:  
Tatiana Bedrin  
1581 Scoti Lane  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2204389-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-04-111-001  
R.P.T.T. \$468.00

SPACE ABOVE FOR RECORDER'S USE ONLY

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

**THIS INDENTURE WITNESSETH:** That Penny Anne Pinkerton, as Personal Representative of the Estate of Robert Pinkerton, Deceased, pursuant to Case No. 2022-PB-00160

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Tatiana Bedrin, a single woman

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

Lot 1, as shown on the Map of KINGSLANE UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 26, 1968, in Book 64, Page 82, as File No. 43243, Official Records.

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

Signature and notary acknowledgement on page two.

The Estate of Robert Pinkerton

~~The Estate of Robert Pinkerton Personal Representative~~

*Penny Anne Pinkerton, Special Administrator*

Penny Anne Pinkerton

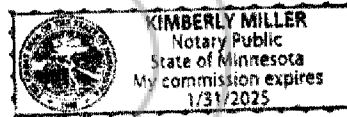
~~Special Administrator~~ Personal Representative

STATE OF <sup>NE</sup>NEVADA ~~MN~~  
COUNTY OF Ramsey

) ss:

This instrument was acknowledged before me on, 1/31/2023  
by Penny Anne Pinkerton, ~~Special Administrator~~ Personal Representative

*Kimberly Miller*  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02204389.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-04-111-001  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:      \$ 120,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      \$ \_\_\_\_\_  
 c. Transfer Tax Value      \$ 120,000.00  
 d. Real Property Transfer Tax Due:      \$ 468.00

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 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 *Penny Anne Pinkerton* Capacity *Agent*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Penny Anne Pinkerton, as Personal Representative of the Estate of Robert Pinkerton, Deceased, pursuant to Case No. 2022-PB-00160  
 Address: 845 Dodd Road #201  
 City: West Saint Paul  
 State: MI Zip: 55118

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Tatiana Bedrin  
 Address: 1581 Scoti Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.      Escrow No.: 02204389-010-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED