

DOUGLAS COUNTY, NV **2023-994323**
RPTT:\$2096.25 Rec:\$40.00
\$2,136.25 Pgs=4 **02/27/2023 01:36 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1022-29-310-008
R.P.T.T.	\$2,096.25
File No.:	1920832 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
David E. Bruns and Elizabeth A. Bruns	
1949 Eureka Street	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **McKena Joye**, an unmarried woman aka **Mary Louise Joye** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **David E. Bruns and Elizabeth A. Bruns, husband and wife as community property with right of survivorship**, 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:

Lot 145, as shown on the Map of TOPAZ SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on August 10, 1954, in Book 1 of Maps, as File No. 9774.

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: 2/25/2023

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

McKena Joye aka as Mary Louise Joye by Sarah Joye her attorney in fact
McKena Joye aka as Mary Louise Joye by Sarah Joye her attorney in fact

SEE ATTACHED FOR NOTARY PUBLIC

COPY

McKena Joye aka as Mary Louise Joye by
Sarah Joye her attorney in fact

By: McKena Joye aka as Mary Louise Joye by Sarah Joye her attorney in fact
McKena Joye aka as Mary Louise Joye by
Sarah Joye her attorney in fact

State of _____

County of _____

On _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sarah Joye, proved to me on the basis of Satisfactory evidence to be the person whose name is subscribed to the within instrument, as the Attorney in fact of McKena Joye aka Mary Louise Joye and acknowledged to me that McKena Joye aka Mary Louise Joye subscribed the name of Sarah Joye thereto as principal and his/her own name as Attorney in fact.

Witness my hand and Official Seal

SEE ATTACHED FOR NOTARY PUBLIC

Notary Public for said County and State

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Yolo)

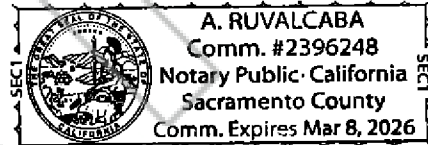
On 02/25/23 before me, A Ruvalcaba, notary public
(Here insert name and title of the officer)

personally appeared Sarah Elizabeth Joye,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

A Ruvalcaba
 Notary Public Signature (Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

grant, bargain +
(Title or description of attached document)

sales deed
(Title or description of attached document continued)

Number of Pages 3 Document Date 2/25/23

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-29-310-008
 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 \$ 537,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 537,500.00
 d. Real Property Transfer Tax Due \$ 2,096.25

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 JA Capacity Grantor Escrow
 Signature _____ Capacity Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: McKena Joye
 Address: 1550 38th Street
 City: Sacramento
 State: CA Zip: 95816

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: David E. Bruns and Elizabeth A. Bruns
 Address: 1949 Eureka Street
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1920832 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED