

DOUGLAS COUNTY, NV
RPTT:\$331.50 Rec:\$40.00
\$371.50 Pgs=3

2023-994326
02/27/2023 02:22 PM

TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Christopher Bader
Jennifer Bader
22020 Mid Way
Tehachapi, CA 93561

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2300280-RLT

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.: 1022-11-002-034
R.P.T.T. \$ 331.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

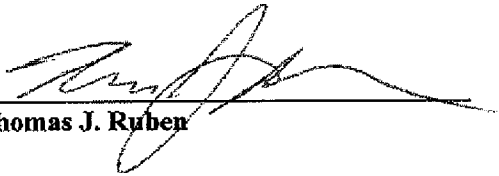
THIS INDENTURE WITNESSETH: That Thomas James Ruben, a single man
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Christopher Bader and Jennifer Bader, Husband and Wife as
joint tenants with right of survivorship

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

**Lot 42 as shown on the map of TOPAZ RANCH ESTATES, UNIT NO. 1, filed in the office of the County
Recorder of Douglas County, Nevada, on December 4, 1963 as Document No. 23962.**

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

Signature and notary acknowledgement on page two.


Thomas J. Ruben


STATE OF NEVADA
COUNTY OF DOUGLAS

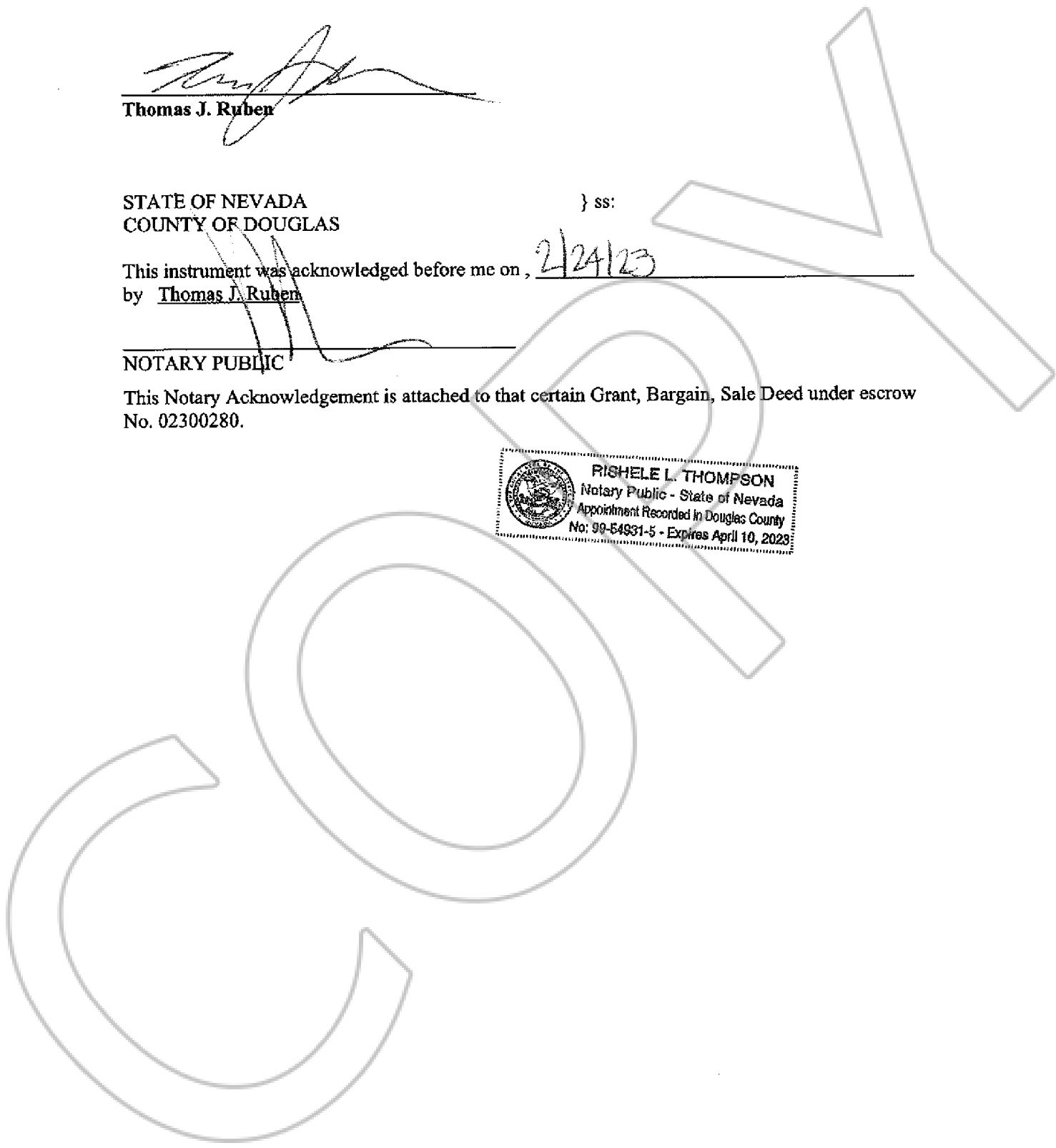
} ss:

This instrument was acknowledged before me on, 2/24/23
by Thomas J. Ruben

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02300280.

 RISHELE L. THOMPSON
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2023



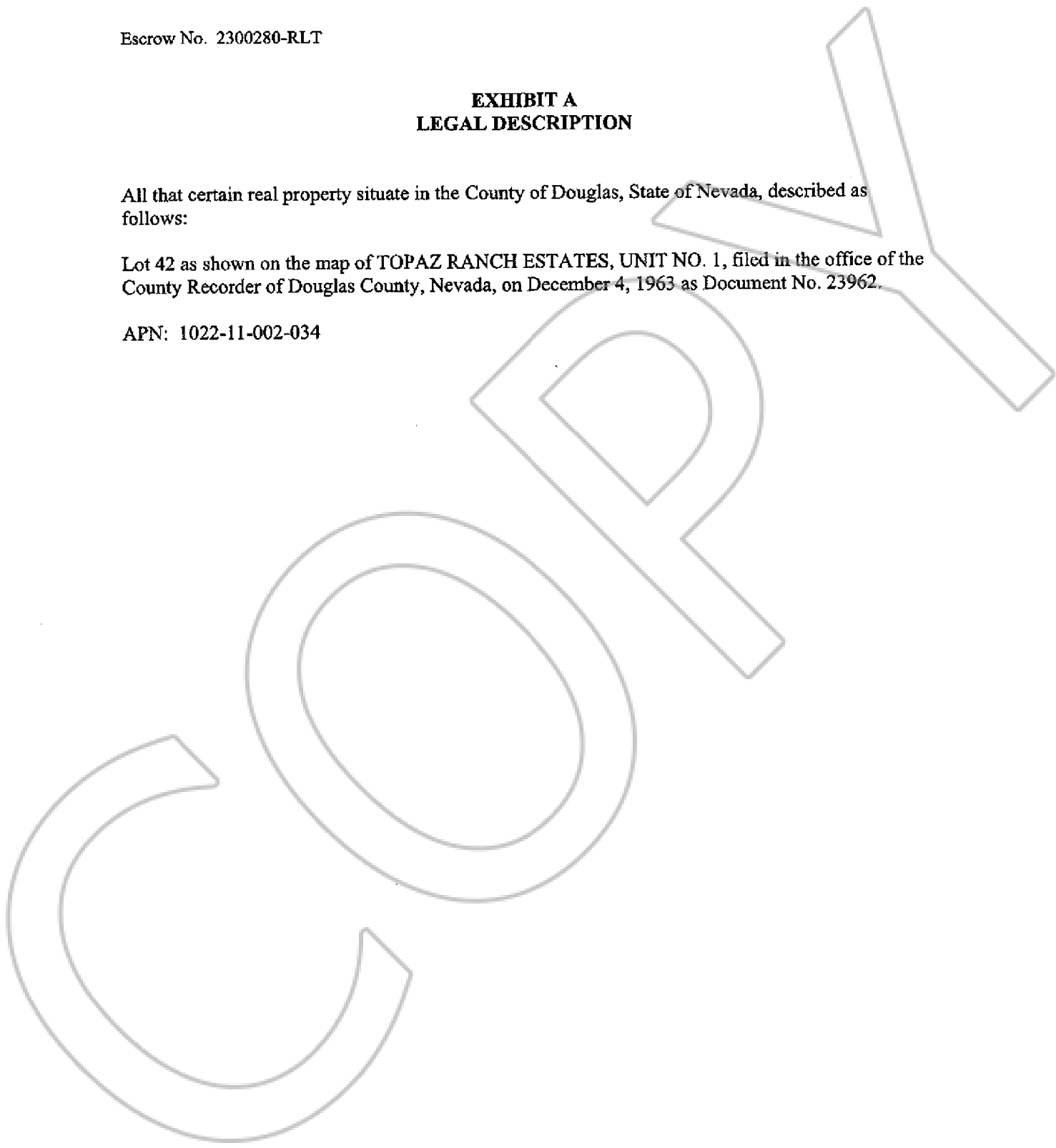
Escrow No. 2300280-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 42 as shown on the map of TOPAZ RANCH ESTATES, UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on December 4, 1963 as Document No. 23962.

APN: 1022-11-002-034



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1022-11-002-034
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 85,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 85,000.00
 d. Real Property Transfer Tax Due: \$ 331.50

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 *Thomas J. Ruben* Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Thomas J. Ruben
 Address: 3815 Granite Way
 City: Wellington
 State: NV Zip: 89444

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Christopher Bader *Jennifer Bader*
 Address: 22020 Mid Way
 City: Tehachapi
 State: CA Zip: 93561

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02300280-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED