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|--------------------------------|----------------------|
| A.P.N. No.: | 1320-33-810-001 |
| R.P.T.T. | \$1,677.00 |
| File No.: | 2210856 MMB |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Braylon Seaman | |
| 1448 N. Marion Russell Drive | |
| Gardnerville, NV 89410 | |

DOUGLAS COUNTY, NV **2024-1004025**
RPTT:\$1677.00 Rec:\$40.00
\$1,717.00 Pgs=2 **01/19/2024 01:31 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Annette Didier Kangas AKA Annette Kangas, Successor Trustee of The Roselyn V. Didier Family Trust dated July 18, 1989 and Restated June 2, 2003** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Braylon Seaman, a single man**, 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 51, Block M, as set forth on Final Subdivision Map FSM-1006 of CHICHESTER ESTATES Phase 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995 at Page 1407, as Document No. 370215 and Amended by Certification of Amendment recorded March 5, 1997 in Book 397, Page 654 as Document No. 407852, and further Amended by Certification of Amendment recorded July 17, 2001 as Document No. 518480, of Official Records.

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: 12/28/23

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

The Roselyn V. Didier Family Trust

Annette Kangas

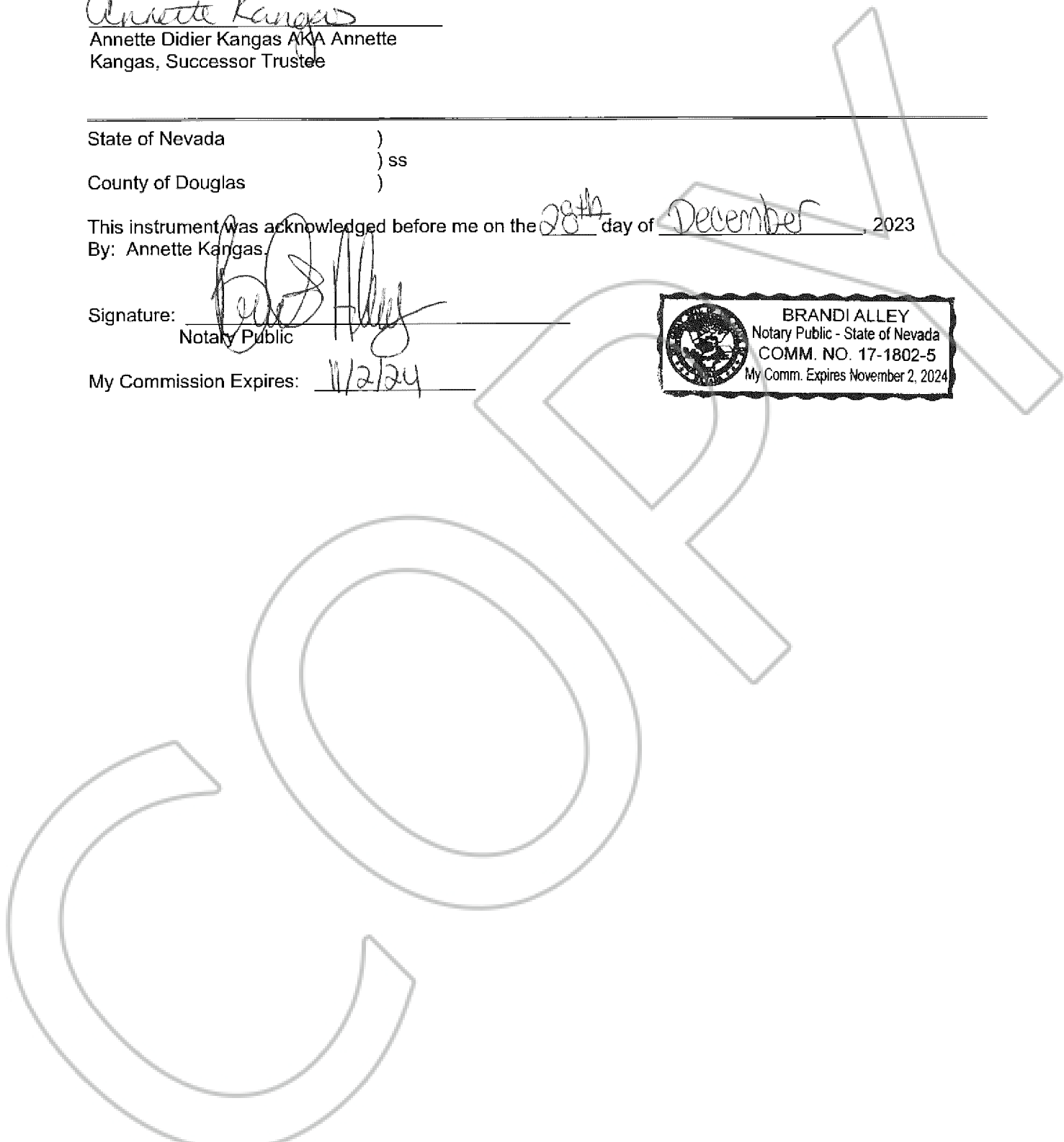
Annette Didier Kangas AKA Annette Kangas, Successor Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 28th day of December, 2023
By: Annette Kangas.

Signature: [Signature]
Notary Public

My Commission Expires: 11/2/24



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-810-001
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 430,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 430,000.00
 d. Real Property Transfer Tax Due \$ 1,677.00

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 *M Bowen* Capacity Escrow Officer

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Annette Didier Kangas AKA Annette Kangas, Successor Trustee of The Roselyn V. Didier Family Trust dated July 18, 1989 and Restated June 2, 2003
 Address: 1225 Wintergreen Court
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Braylon Seaman
 Address: 1448 N. Marion Russell Drive
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2210856 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410