

APN: 1419-11-002-041
R.P.T.T.: \$1,677.00
Escrow No.: 24040406-KH
When Recorded Return To:
Taylor Lind Clark
3475 Alpine View Court
Carson City, NV 89705

Mail Tax Statements to:
Taylor Lind Clark
3475 Alpine View Court
Carson City, NV 89705

DOUGLAS COUNTY, NV
RPTT:\$1677.00 Rec:\$40.00
\$1,717.00 Pgs=3
2024-1006057
03/27/2024 09:51 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bruce Singer, an unmarried man

do(es) hereby Grant, Bargain, Sell and Convey to

**Candace Cunningham Lyche, Trustee of The Tristan Myles Lyche Trust dated February 21, 2004
and Taylor Lind Clark, a single man**


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

Lot 2, of Alpine View Estates No. 1, according to the map thereof, filed in the Office of the County
Recorder of Douglas County, Nevada, recorded on June 16, 1972, as Document No. 60036.

Assessors Parcel No.: 1419-11-002-041

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

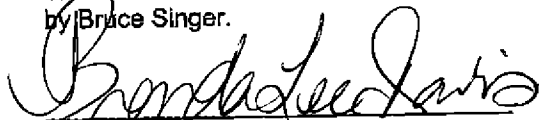
Dated this 22 day of March, 2024.

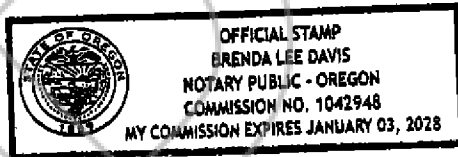

Bruce Singer

STATE OF ORE

COUNTY OF Jackson

This instrument was acknowledged before me on this 22 day of March, 2024,
by Bruce Singer.


Notary Public



Acknowledgment in an Individual Capacity

State of OREGON

County of Jackson

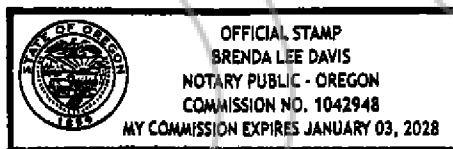
This record was acknowledged before me on (date) March 22, 2024 by

(name(s) of individual(s) Bruce Singer

Brenda Lee Davis

Notary Public - State of Oregon

Official Stamp



Document Description

This certificate is attached to page ____ of a _____ (title or type of document), dated _____, 20 ____, consisting of _____ pages.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-11-002-041
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$430,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 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: 100.00%
 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 the 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] Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Bruce Singer
 Address: 3732 Little Applegate
 City: Jacksonville
 State: OR Zip: 97530

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Tristan Lyche and Taylor Lind Clark
 Address: 3475 Alpine View Ct
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: First Centennial Title Company of Nevada Esc. #: 24040406-KH
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED