

DOUGLAS COUNTY, NV **2024-1006388**
RPTT:\$3783.00 Rec:\$40.00
\$3,823.00 Pgs=2 **04/05/2024 08:23 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1420-34-510-009
R.P.T.T.: \$3,783.00
Escrow No.: 24039700-DR
When Recorded Return To:
Erick Bourassa and Kairi Bourassa
PO Box 397
Vallecito, CA 95251

Mail Tax Statements to:
Erick Bourassa and Kairi Bourassa
PO Box 397
Vallecito, CA 95251

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bradley D. Beard, an unmarried man

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

Erick Bourassa and Kairi Bourassa, 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 36, in Block 1, of Final Subdivision Map for Bramwell Homestead, Map LDA#01-69, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 12th, 2002, as Document No. 549307.

Assessors Parcel No.: 1420-34-510-009

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

Dated this 2nd day of April, 2024.

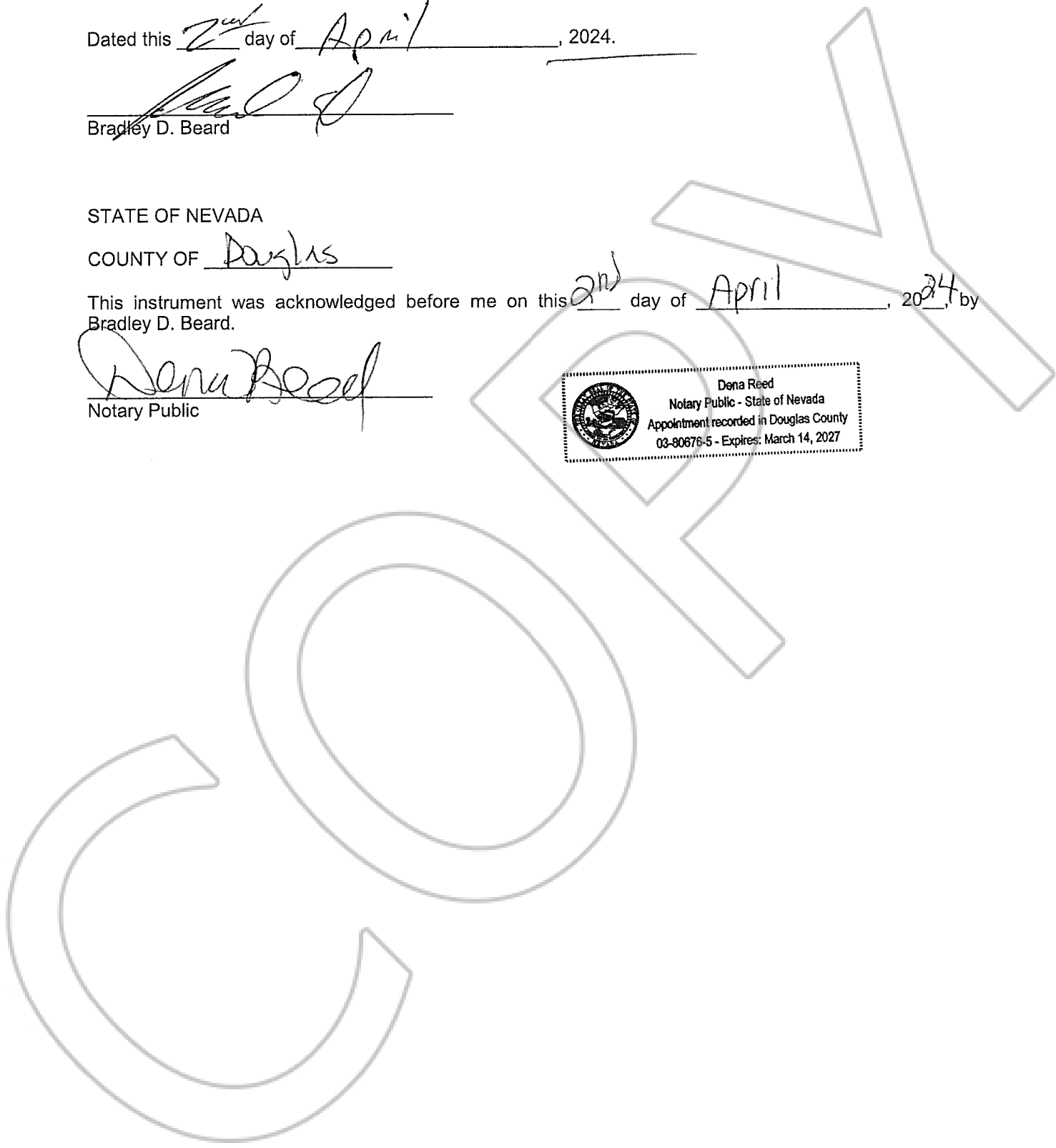
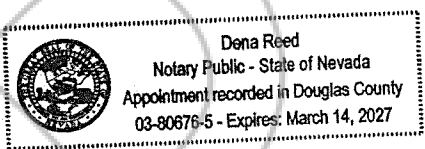
Bradley D. Beard
Bradley D. Beard

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 2nd day of April, 2024, by
Bradley D. Beard.

Dena Reed
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-34-510-009
 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: \$970,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$970,000.00
 d. Real Property Transfer Tax Due: \$3,783.00

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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Bradley D. Beard
 Address: 2768 Squires Street
 City: Minden
 State: NV Zip: 89423

Print Name: Erick Bourassa and Kairi Bourassa
 Address: PO Box 397
 City: Vallecito
 State: California Zip: 95251

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 24039700-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED