

DOUGLAS COUNTY, NV  
RPTT:\$3510.00 Rec:\$40.00  
\$3,550.00 Pgs=2

**2024-1009979**

**07/12/2024 10:09 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1420-29-612-029  
R.P.T.T.: \$3,510.00  
Escrow No.: 24042451-SA  
When Recorded Return To:  
Kirk Bradley  
12160 Walkerville Road  
Herald, CA 95638

Mail Tax Statements to:  
Kirk Bradley  
12160 Walkerville Road  
Herald, CA 95638

SPACE ABOVE FOR RECORDER'S USE

## **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Gloria L. Mann, Surviving Trustee of The Mann/Flores Family Trust dated October 16, 2020**

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

**Kirk Bradley, a single man and Ingrid Knezovich, a single woman, as community property with right of survivorship**

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

Lot 306, in Block D, of Final Map for Saratoga Springs Estates, Phase 8, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 18th, 2004, as Document No. 626992.

Assessors Parcel No.: 1420-29-612-029

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

Dated this 9<sup>th</sup> day of July, 2024.

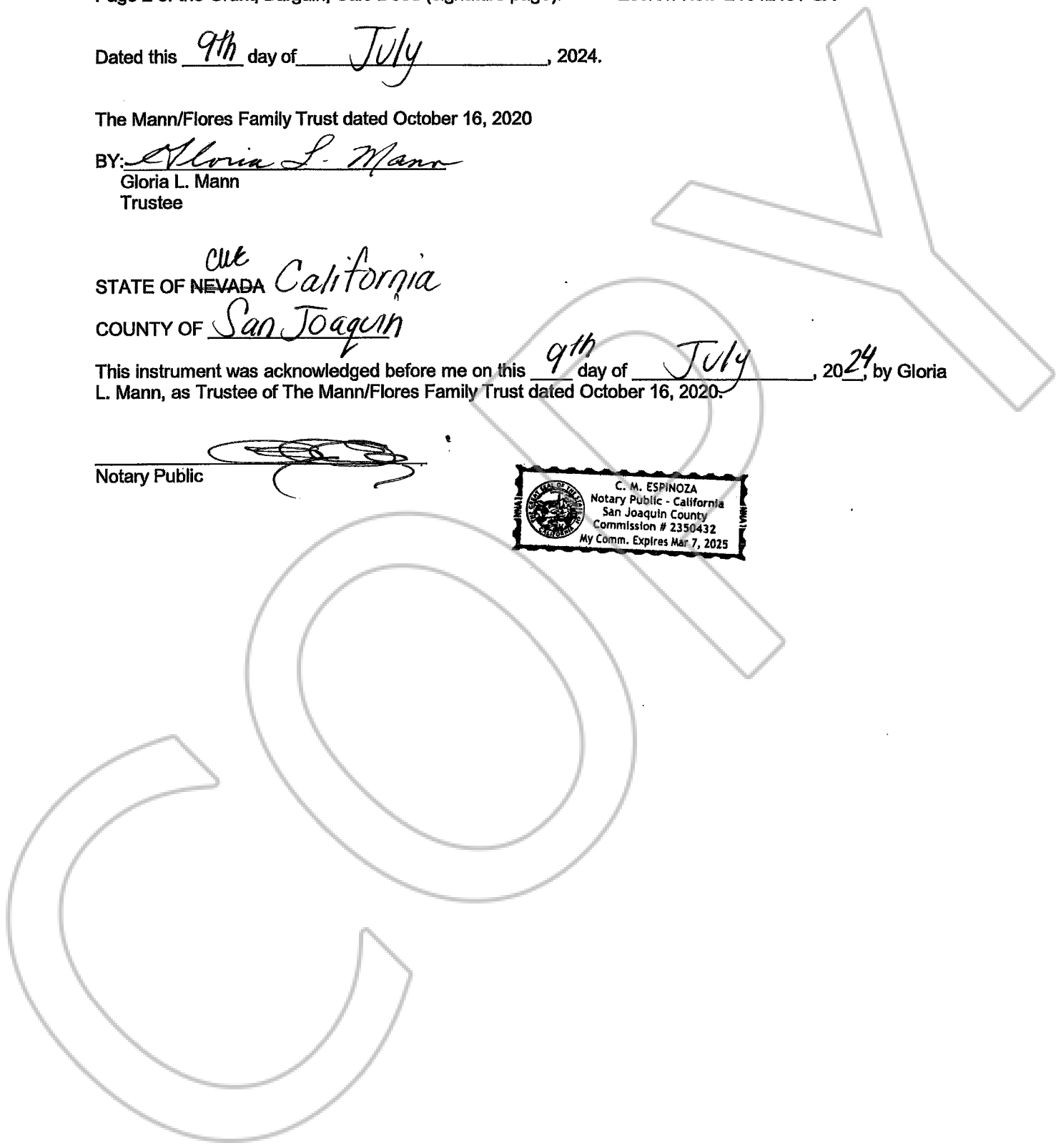
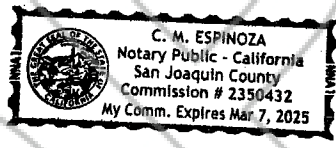
The Mann/Flores Family Trust dated October 16, 2020

BY: Gloria L. Mann  
Gloria L. Mann  
Trustee

STATE OF ~~NEVADA~~ <sup>the</sup> California  
COUNTY OF San Joaquin

This instrument was acknowledged before me on this 9<sup>th</sup> day of July, 2024, by Gloria L. Mann, as Trustee of The Mann/Flores Family Trust dated October 16, 2020.

[Signature]  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-29-612-029  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

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

- |   |                     |
|---|---------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$899,999.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>     |
| c. Transfer Tax Value:                                  | <u>\$899,999.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$3,510.00</u>   |

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: *GA* Capacity: Grantor *ESLDTW*

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Gloria L. Mann, Surviving Trustee of The Mann/Flores Family Trust dated October 16, 2020

Address: 1908 Oak Rim Way

City: Sacramento

State: CA Zip: 95833

Print Name: Kirk Bradley and Ingrid Knezovich

Address: 12160 Walkerville Road

City: Herald

State: California Zip: 95638

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24042451-SA

Address: 1352 Hwy 395, Ste 114

City: Gardnerville State: NV Zip: 89410