

APN:1320-30-820-020

RETURN TO:

Michael Bray and Judith Bray  
1038 Aspen Grove Circle  
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E10

MAIL TAX STATEMENTS TO:

Michael Bray And Judith Bray  
1038 Aspen Grove Circle  
Minden, NV 89423

**NEVADA DEED UPON DEATH**

Effective on our death,

We, Michael Patrick Bray and Judith Ann Bray, the Grantors,

Hereby convey to Brandi Bray-Torres, the Grantee,

with the address 987 Ranchview Circle, Carson City, NV 89705.

all right title and interest in the real property located at:

1038 Aspen Grove Circle, City of, Minden, County of Douglas, State of Nevada, and more particularly described as:

**A complete legal description of the real property being conveyed by this Instrument is attached hereto on page 3 as EXHIBIT A.**

Together with all improvements, tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging of appertaining, and any reversions, remainders, rents, issues or profits thereof.

**THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR(S). THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR(S) WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 TO 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAILED TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR(S) IN THE SAME REAL PROPERTY. THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITYNUMBER.**

Grantor Signature Michael Patrick Bray  
Printed Name Michael Patrick Bray

Date 7/12/24

If more than one owner:

Grantor Signature Judith Ann Bray  
Printed Name Judith Ann Bray

Date 7/12/24

**NOTARY ACKNOWLEDGEMENT**

STATE OF Nevada

COUNTY OF Douglas

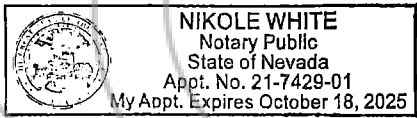
On this 12 day of July, in the year 2024, before me, Nikole White,

Personally appeared Michael P. Bray, and Judith A. Bray.

Personally know to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to this instrument, and acknowledged that he or she executed it.

Nikole White

Notary Public



My Commission Expires: 10/18/2025

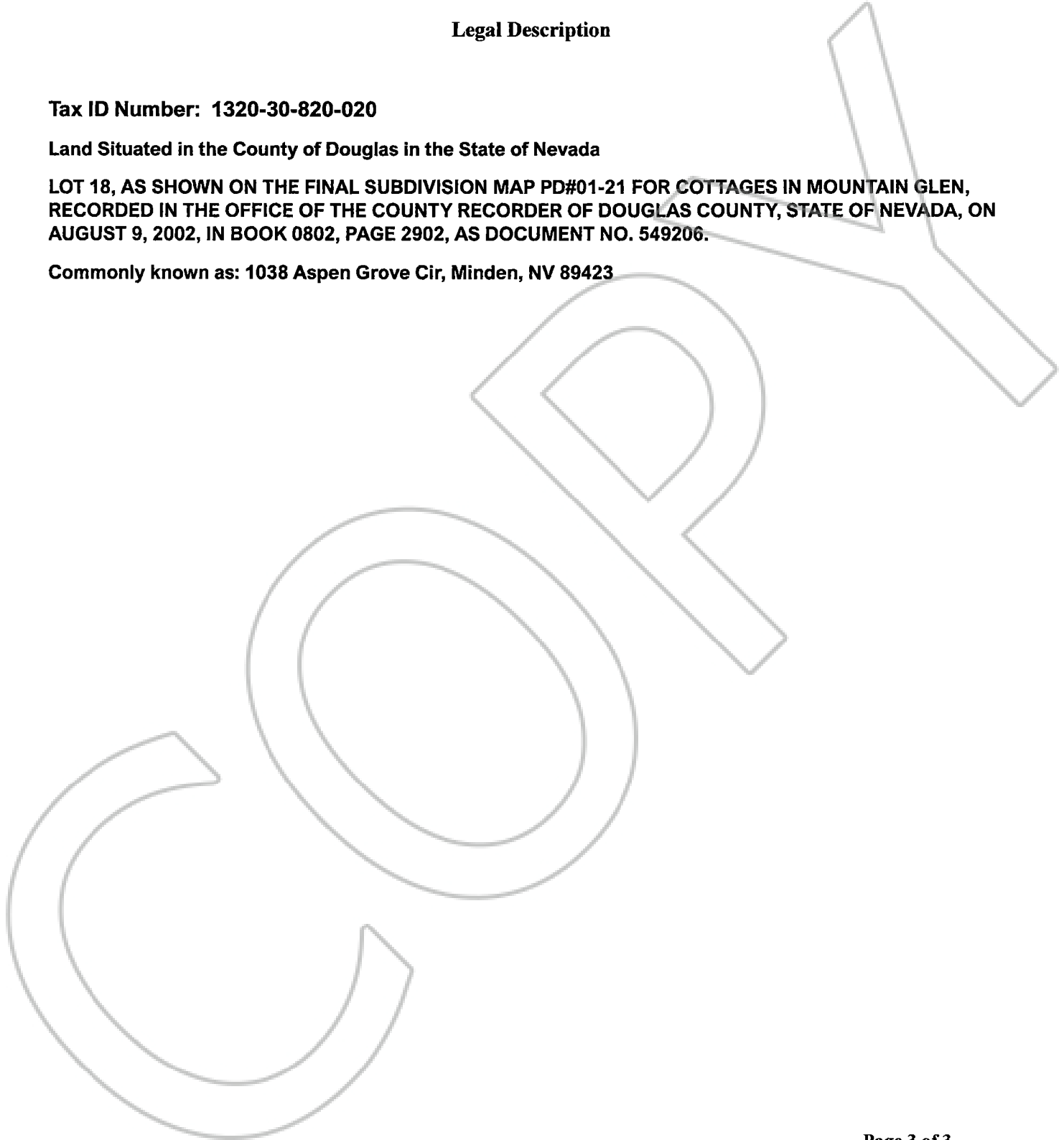
**Exhibit A**  
**Legal Description**

**Tax ID Number: 1320-30-820-020**

**Land Situated in the County of Douglas in the State of Nevada**

**LOT 18, AS SHOWN ON THE FINAL SUBDIVISION MAP PD#01-21 FOR COTTAGES IN MOUNTAIN GLEN, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 9, 2002, IN BOOK 0802, PAGE 2902, AS DOCUMENT NO. 549206.**

**Commonly known as: 1038 Aspen Grove Cir, Minden, NV 89423**



# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

Book: \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: \_\_\_\_\_

- 1. Assessor Parcel Number (s)**
- (a) 1320-30-820-020
- (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

- 3. Total Value/Sales Price of Property:**
- Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ \_\_\_\_\_

- 4. If Exemption Claimed:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: 10
- b. Explain Reason for Exemption: Deed Upon Death

**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 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 Judith A Bray Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Michael and Judith Bray

Address: 1038 Asper Grove Cir

City: Minden

State: NV Zip: 89423

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

Print Name: Same

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_