

A.P. No. 1420-27-311-003
Escrow No. 143-2479235-Rt/VT
R.P.T.T. \$1,497.60

WHEN RECORDED RETURN TO:

Anthony J. Latragna and Rhiannon Michelle
Latragna
2862 Jackie Circle
Minden, NV 89423

MAIL TAX STATEMENTS TO:

2862 Jackie Circle
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Anthony J. Brown and Christina W. Brown, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Anthony J. Latragna and Rhiannon Michelle Latragna, husband and wife as joint tenants
with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 3, AS SET FORTH ON THE FINAL SUBDIVISION MAP LDA #99-052 OF
BUCKBRUSH ESTATES, PHASE 2, FILED IN THE OFFICE OF THE COUNTY RECORDER
OF DOUGLAS COUNTY, STATE OF NEVADA ON MARCH 30, 2001, IN BOOK 0301, AT
PAGE 7896, AS DOCUMENT NO. 511326.**

Subject to:

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 02/24/2015


Anthony J. Brown
Anthony J. Brown

Christina W. Brown
Christina W. Brown

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF)
DOUGLAS

This instrument was acknowledged before me on
2/26/15 by
Anthony J. Brown and Christina W. Brown.

Rishele L. Thompson
Notary Public
(My commission expires: 4/10/15)

 **RISHELE L. THOMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2015

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
02/24/2015 under Escrow No. 143-2479235

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-27-311-003
- 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'//Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$384,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$384,000.00
- d) Real Property Transfer Tax Due \$1,497.60

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Anthony J. Brown*
Signature: *Christina*

Capacity: *Grantor*
Capacity: *Grantor*

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Anthony J. Brown and Christina W. Brown
Address: 860 Bollen Cir
City: GARDNERVILLE
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Anthony J. Latragna and Rhiannon Michelle
Address: 2862 Jackie Circle
City: Minden
State: NV Zip: 89423

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

Print Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2479235 R/Rt
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)