

A.P. No. 1420-35-310-002  
Escrow No. 143-2479515-Rt/VT  
R.P.T.T. \$1,443.00

*WHEN RECORDED RETURN TO:*

Frank T. Brumann and Jeanne M. Brumann  
1605 Downs Ct.  
Minden , NV 89423

*MAIL TAX STATEMENTS TO:*

1605 Downs Ct.  
Minden , NV 89423

***GRANT, BARGAIN and SALE DEED***

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

Steve J. Andrus and Ralphine M. Andrus, husband and wife as community property with right of survivorship

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

Frank T. Brumann and Jeanne M. Brumann, 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 2 IN BLOCK A AS SET FORTH ON THE FINAL SUBDIVISION MAP FSM #94-04-01 FOR SKYLINE RANCH PHASE I FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON MAY 11, 2001 IN BOOK 501 OF OFFICIAL RECORDS, PAGE 3298 AS DOCUMENT NO. 514006.**

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: 02/26/2015

Steve J. Andrus  
Steve J. Andrus

Ralphine M. Andrus  
Ralphine M. Andrus

CA 20  
STATE OF ~~NEVADA~~ )

: ss.

COUNTY OF )  
~~DOUGLAS~~  
Solano

This instrument was acknowledged before me on  
March 4, 2015 by  
Steve J. Andrus and Ralphine M. Andrus.

M. McGanty  
Notary Public  
(My commission expires: 7/17/18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 02/26/2015 under Escrow No. 143-2479515

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA

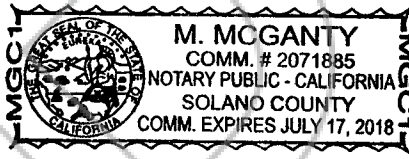
County of Solano

On 3/4/15 before me M McGanty a Notary Public, personally appeared Steve J. Andrus and Reephine M. Andrus who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]  
Name: M McGanty  
(typed or printed)



(Seal)

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-35-310-002
- 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 \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$370,000.00
- b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))
- c) Transfer Tax Value: \$370,000.00
- d) Real Property Transfer Tax Due \$1,443.00

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: Steve J. Andrus

Capacity: Seller

Signature: Ralphine M. Andrus

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**

**(REQUIRED)**

Steve J. Andrus and Ralphine M.

Frank T. Brumann and

Print Name: Andrus

Print Name: Jeanne M. Brumann

Address: 2108 Lighthouse Drive

Address: 1605 Downs Ct.

City: Fairfield

City: Minden

State: CA Zip: 94534

State: NV Zip: 89423

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

First American Title Insurance

Print Name: Company

File Number: 143-2479515 Rr/Rt

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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