

A.P.N.: 1320-29-210-002
File No: 143-2493404 (SC)
R.P.T.T.: \$1,092.00

When Recorded Mail To: Mail Tax Statements To:
Jo Etta D. Brown
1752 Lantana Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Lisa C. Francisco, as Successor Trustee of the Francisco Family Trust dated July 25, 2008

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

Jo Etta D. Brown, an unmarried woman

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

LOT 286, AS SET FORTH ON THE OFFICIAL PLAT OF WINHAVEN UNIT NO. 3, A PLANNED UNIT DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 18, 1992 AS DOCUMENT NO. 295672.

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: 09/30/2015

Lisa C. Francisco, as Successor Trustee of
the Francisco Family Trust dated July 25,
2008

Lisa C. Francisco
Lisa C. Francisco, Successor Trustee

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

This instrument was acknowledged before me on 10/27/15 by
LISA C. FRANCISCO

Suzanne Cheechov
Notary Public
(My commission expires: 5/12/2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
September 30, 2015 under Escrow No. **143-2493404**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-210-002
- 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'//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: \$280,000.00
- b) Deed in Lieu of Foreclosure Only (value of _____ (\$ _____))
- c) Transfer Tax Value: \$280,000.00
- d) Real Property Transfer Tax Due \$1,092.00

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: *A Cheechea*

Capacity: *Eoffler*

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

The Francisco Family Trust dated
Print Name: July 25, 2008
Address: 30 Elmwood Drive
City: Daly City
State: CA Zip: 94015

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jo Etta D. Brown
Address: 1752 Lantana Drive
City: Minden
State: NV Zip: 89423

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

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

File Number: 143-2493404 SC/SC
State: NV Zip: 89423

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