

DOUGLAS COUNTY, NV
RPTT:\$1540.50 Rec:\$16.00
\$1,556.50 Pgs=3
ETRCO, LLC
KAREN ELLISON, RECORDER

2016-887384
09/09/2016 02:54 PM

APN# : 1220-24-601-042
RPTT: \$1,540.50

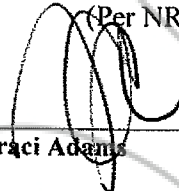
Recording Requested By:
Western Title Company
Escrow No.: 082216-TEA
When Recorded Mail To:
Bernardyne Gillespie Campana
16572 Terrel St.
Fountain Valley, CA
92708

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature


Traci Adams

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Shannon Brown and Piper L. Brown, husband and wife as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Bernardyne Gillespie Campana, a single woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

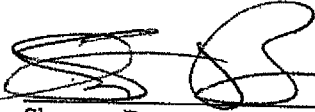
All that certain lot, piece or parcel of land situate in the Northeast $\frac{1}{4}$ of Section 24, Township 12 North, Range 20 East, Douglas County, Nevada, further described as follows:

Parcel 7-D2 as shown on the Parcel Map for James M. Hickey filed for record in the Office of the Douglas County Recorder on August 17, 1990 in Book 890, Page 2637, as Document no. 232568, being a re-subdivision of Parcel 7D as shown on the Parcel Map for E.W. and Lorraine A. Higgins recorded October 25, 1989 in Book 1089, Page 2903, as Document No. 213539.

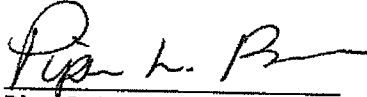
Said land being a portion of lot 7, as shown on the Amended Official Map of RUHENSTROTH RANCHOS SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 11, 1976, as Document No. 88873.

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

Dated: 08/16/2016



Shannon Brown



Piper L. Brown

STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on
8/29/16

By Shannon Brown and Piper L. Brown.



Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-24-601-042

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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$395,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$395,000.00
 Real Property Transfer Tax Due: \$ 1,540.50

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 %

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 [Signature] Capacity Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Shannon Brown and Piper L. Brown
 Address: PO Box 2802
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Bernardyne Gillespie Campana
 Address: 16572 Terrel St.
 City: Fountain Valley
 State: CA Zip: 92708

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 082216-TEA