

DOUGLAS COUNTY, NV

2016-891565

RPTT:\$713.70 Rec:\$16.00

\$729.70 Pgs=3

12/02/2016 02:39 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Paul Merritt  
Laurie Merritt  
1030 Aspen Grove Circle  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as Above

Escrow No. 1606062-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-30-710-011  
R.P.T.T. \$ 713.70

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

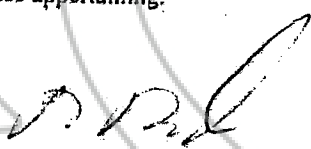
THIS INDENTURE WITNESSETH: That Ron Brandenburg and Tracey Brandenburg, husband and wife as joint tenants

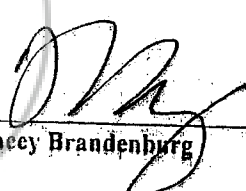
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Paul S. Merritt and Laurie S. Merritt, husband and wife as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

  
\_\_\_\_\_  
Ron Brandenburg

  
\_\_\_\_\_  
Tracey Brandenburg

STATE OF ~~NEVADA~~ *California* }  
COUNTY OF ~~DOUGLAS~~ *Los Angeles* } ss:

This instrument was acknowledged before me on, 11-30-16  
by Ron Brandenburg and Tracey Brandenburg

*Rhonda J. McGorkle*  
NOTARY PUBLIC



*Attached to Grant, Bargain, Sale Deed*



Escrow No. 1606062-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

Unit 10 as shown on the Planned Development Map (PD 03-005) for MINDEN TOWN HOMES, filed in the office of the Douglas County Recorder on February 2, 2004 as File No. 603488.

**PARCEL 2:**

An undivided 1/31<sup>st</sup> interest in the common elements shown on the above mention Planned Development Map and as set forth in the Declaration of Covenants, Conditions, and Restrictions for MINDEN TOWNHOMES, recorded November 5, 2003 in Book 1103, Page 2081, Document No. 595951 and in the Amended and Restated Declaration recorded February 6, 2004 in Book 204, Page 2633, Document No. 604005.

**PARCEL 3:**

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel One, described above, as shown on the above mentioned Planned Development Map and as set forth in the above mentioned Declaration and Amended and Restated Declaration.

APN: 1320-30-710-011

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1320-30-710-011
b)
c)
d)

2. Type of Property:

- a) [ ] Vacant Land b) [x] 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

Book Page
Date of Recording:
Notes:

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$183,000.00
Transfer Tax Value \$
Real Property Transfer Tax Due: \$183,000.00
\$ 713.70

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 Capacity owner/seller/grantor
Signature Capacity owner/seller/grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Ron Brandenburg and Tracey Brandenburg
Address: 210 Surf Place
Seal Beach, CA 90740
City, State, Zip

Print Name: Paul Merritt and Laurie Merritt
Address: 1030 Aspen Grove Circle
Minden, NV 89423
City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1606062-RLT
Address: 1483 Highway 395 N, Suite B
City, State, Zip: Gardnerville, NV 89410