

A.P.N.: 1022-12-002-005  
File No: none  
R.P.T.T.: \$-0- #5



KAREN ELLISON, RECORDER

E05

When Recorded Mail To: Mail Tax Statements To:  
Kenneth L. Brown and Darlene G. Brown  
4255 Hwy 208  
Wellington, NV 89444

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

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

Kenneth L. Brown and Darlene G. Brown, husband and wife as joint tenants with right of survivorship

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

Kenneth L. Brown and Darlene G. Brown, husband and wife, and Kenneth A. Vandervort and Karen D. Vandervort, husband and wife, all as joint tenants with right of survivorship

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

**See attached Exhibit "A" for full legal description**

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: 02/02/2017

*Kenneth L. Brown*

Kenneth L. Brown

*Darlene G. Brown*

Darlene G. Brown

STATE OF NEVADA )

:SS.

COUNTY OF DOUGLAS )

This instrument was acknowledged before me on this:

6<sup>th</sup> day of FEBRUARY, 2017

By: **Kenneth L. Brown and Darlene G. Brown**

By: *Jodi O. Stovall* Its: \_\_\_\_\_

Notary Public

(My commission expires: 8-5-20 )

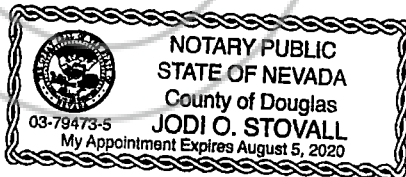


Exhibit "A"

A parcel of land lying wholly within the Southwest 1/4 of Section 12, Township 10 North, Range 22 East, M.D.B.&M., more particularly described as follows:

BEGINNING at a point in the southerly line of State Highway Route #3, as described in Deed to State of Nevada, recorded February 16, 1961, in Book 5 of Official Records of Douglas County, Nevada at Page 209 from which point the Southwest corner of Section 12, Township bears South  $77^{\circ}36'17''$  West 1,312.67 (shown of record as South  $77^{\circ}02'40''$  East), and the South  $00^{\circ}29'20''$  East 323.43 feet; thence from the point of beginning along the southerly line of said highway North  $77^{\circ}36'17''$  East 361.90 feet; thence leaving said right of way South  $01^{\circ}17'40''$  East 648.68 feet to the

South line of said Section 12; thence westerly along said section line South  $88^{\circ}48'20''$  West 355.01 feet; thence leaving said section line North  $01^{\circ}11'40''$  West 578.38 feet to the point of beginning.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 102212002005
- 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: \_\_\_\_\_

\$0.00

b) Deed in Lieu of Foreclosure Only (value of property) ( \$0.00 )

c) Transfer Tax Value: \_\_\_\_\_

\$0.00

d) Real Property Transfer Tax Due \_\_\_\_\_

\$0.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: #5

b. Explain reason for exemption: Parents adding daughter and son in law to title without consideration

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: Darlene G. Brown

Capacity: Grantee

Signature: \_\_\_\_\_

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

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Kenneth L. Brown and Darlene G. Brown

Print Name: Kenneth L. Brown and Darlene G. Brown and Kenneth A. Vandervort and Karen D. Vandervort

Address: 4255 Hwy 208

Address: 4255 Hwy 208

City: Wellington

City: Wellington

State: NV Zip: 89444

State: NV Zip: 89444

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

Print Name: none

File Number: none /

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

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