

A.P.N. 1318-22-002-083

**RECORDING REQUESTED BY**

National Closing Solutions  
1436 Industrial Way, #6  
Gardnerville, NV 89410

**WHEN RECORDED MAIL THIS DEED  
AND, UNLESS OTHERWISE SHOWN  
BELOW, MAIL TAX STATEMENTS TO:**

Skylr Penna-Couttenye

*PO Box 18050  
50 Lake Tahoe Ct 96151*

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

\_\_\_\_\_ (State specific law)

\_\_\_\_\_  
Signature (Print name under signature)

\_\_\_\_\_  
Title

Order Number: P-186094

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Danielle Brenner, as Administrator of the Estate of Jhan F. Learn**

In consideration of \$410,000.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Skylr Penna-Couttenye, a single man**

All that real property situated in the County of **Douglas** State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION**

Address: 165 Michelle Drive, Stateline, NV 89449

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

Witness my hand this 12 day of October 2017

**The Estate of Jhan F. Learn**

*Danielle Brenner*, Administrator  
Danielle Brenner, as Administrator

Danielle Brenner, as Administrator

Dated: 12 day of October 2017

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 Virginia )  
County of Virginia Beach ) ss.

On October 12, 2017 before me,  
Brenda Eaves Cuffee

Notary Public personally appeared Danielle Brenner

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 *Brenda Eaves Cuffee*  
Brenda Eaves Cuffee  
Brenda Eaves Cuffee



Brenda Eaves Cluffee  
Notary Pulic Reg#7520664  
My Commission Expires 10/31/2020

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 38 in Block 2 as shown on the Official Map of Oliver Park, and filed in the office of the County Recorder of Douglas County, Nevada, on February 2, 1958 in Book 1 of Maps, as Document No. 14034 of Douglas County, Nevada Records.

APN: 1318-22-002-083

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-22-02-083  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 410,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 410,000.00  
 Real Property Transfer Tax Due: \$ 1,599.00

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] 10-13-17 Capacity: Buyer  
 Signature: [Signature] 10-12-17 Capacity: Seller  
 Danielle Brenner

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Danielle Brenner  
 Address: 728 Binsion St  
 City: Albany  
 State: VA Zip: 23451

Print Name: SKYL PENNA-COUTTENYE  
 Address: PO Box 18050  
 City: So. Lake Tahoe  
 State: CA Zip: 96151

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: STEWART TITLE COMPANY Escrow # \_\_\_\_\_  
 Address: 376 E WARM SPRINGS ROAD, SUITE 190  
 City: LAS VEGAS State: NV Zip: 89190

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