

APN# : 1320-31-501-003

RPTT: \$-0.00 Expt#5

Recording Requested By:

Western Title Company

Escrow No. 093168-ARJ

When Recorded Mail To:

James Brooks

3070 Simas Ave

Pinole, CA 94564

Mail Tax Statements to: (deeds only)

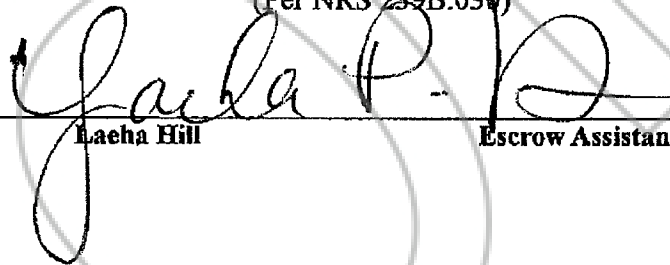
Same as Above

(space above for Recorder's use only)

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.039)

Signature



Laeha Hill

Escrow Assistant

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 Stephanie R. Brooks, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to James C. Brooks, a married man as his sole and separate property all that real property situated in the City of Minden, County of Douglas, State of Nevada described as follows:

Sees Attached EXHIBIT "A"

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 12/20/2017

EXHIBIT "A"

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

PARCEL 2 of PARCEL MAP NO. 2, for STONEGATE, A LIMITED PARTNERSHIP, according to the map thereof, filed in the office of the Douglas County Recorder for the State of Nevada on January 12, 1989, in Book 189, Page 1488, as Document No. 194324.

Said property being a portion of Lots 3, 4, and 5, in Block B, on the Official Map of MACKLAND SUBDIVISION, recorded December 4, 1980, in Book 1280, Page 475, as Document No. 51372, Official Records of Douglas County, Nevada.

Assessor's Parcel Number(s):
1320-31-501-003

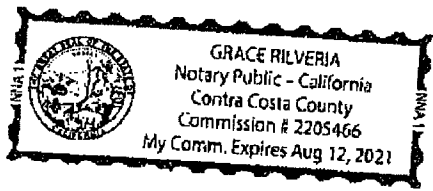
Grant, Bargain and Sale Deed – Page 2

Stephanie R. Brooks
Stephanie R. Brooks

STATE OF California } ss
COUNTY OF Contra Costa

This instrument was acknowledged before me on
December 21, 2017
by Stephanie R. Brooks.

Grace Rilveria
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-31-501-003

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: \$317,500.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$317,500.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: # 5 Wife to Husband without consideration

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 Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Stephaine R. Brooks
 Address: 3070 Simas Ave
 City: Pinole
 State: CA Zip: 94564

Print Name: James C. Brooks
 Address: 3070 Simas Ave
 City: Simas Ave
 State: CA Zip: 94564

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. #: 093168-ARJ