

DOUGLAS COUNTY, NV
RPTT:\$3178.50 Rec:\$35.00
\$3,213.50 Pgs=4
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2018-912276

03/30/2018 01:06 PM

WHEN RECORDED MAIL TO:
Booker T. Jones Jr.
963 Topsy Lane Ste 306, #345
Carson City, NV 89705

MAIL TAX STATEMENTS TO:
Booker T. Jones Jr.
963 Topsy Lane Ste 306, #345
Carson City, NV 89705

Escrow No. 1800873-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.: 1419-26-711-028
R.P.T.T. \$3,178.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Steven M. Brown, Trustee or any successors in trust under the Steve M. Brown Trust dated July 6, 2012 and any amendments thereto

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Booker T. Jones Jr. and Nanine Jones, 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.

Steven M. Brown, Trustee or any successors
in trust under the Steve M. Brown Trust
dated July 6, 2012 and any amendments
thereto



Steven M. Brown, Trustee

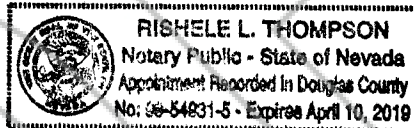
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 3/29/18
by Steven M. Brown, Trustee or any successors in trust under the Steve M. Brown Trust dated July 6, 2012
and any amendments thereto



NOTARY PUBLIC



Escrow No. 1800873-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Lot 51, in Block C, as set forth on Final Subdivision Map, Planned Unit Development PD 05-001 for SUMMIT RIDGE AT GENOA LAKES GOLF RESORT PHASE 3A, filed for record with the Douglas County Recorder on September 12, 2007, in Book 0907, Page 2074, as Document No. 709043, Official Records, Douglas County, Nevada.

PARCEL 2:

Together with the following easements for Access:

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No. 433367, in Book 298, Page 4658, of the Official Records of Douglas County, Nevada.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 0204, Page 0954, as Document No. 603680, of the Official Records of Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof filed on February 11, 2004, in Book 0204, Page 4470, as Document No. 604356, of the Official Records of Douglas County, Nevada.

An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, as Document No. 403934, in Book 1296, Page 4911, of the Official Records of Douglas County, Nevada.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded on February 3, 2004, as Document No. 603676, in Book 0204, Page 862, of the Official Records of Douglas County, Nevada.

PARCEL 3:

Also Together with the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 0305, Page 14366, as Document No. 640526, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006, in Book 0506, Page 168, as Document No. 673811, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 0506, Page 347, as Document No. 673835, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 0506, Page 377, as Document No. 673836, Official Records, Douglas County, Nevada;

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006, in Book 0706, Page 8118, as Document No. 680413, Official Records, Douglas County, Nevada;

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006, in Book 1206, Page 66, as Document No. 689800, Official Records, Douglas County, Nevada.

APN: 1419-26-711-028

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1419-26-711-028
 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. a. Total Value/Sales Price of Property: \$ 815,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 815,000.00
 d. Real Property Transfer Tax Due: \$ 3,178.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 grantor
 Signature _____ Capacity _____

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

Print Name: Steven M. Brown, Trustee or any successors in trust under the Steve M. Brown Trust dated July 6, 2012 and any amendments thereto
 Address: P.O. Box 1167
 City: Genoa
 State: NV Zip: 89411

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

Print Name: Booker T. Jones Jr. and Nanine Jones
 Address: 963 Topsy Lane #306 #345
 City: Carm City
 State: NV Zip: 89705

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

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01800873-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED