

APN# : 1220-03-211-005
RPTT: \$1,322.10

DOUGLAS COUNTY, NV
RPTT:\$1322.10 Rec:\$35.00
\$1,357.10 Pgs=3
08/09/2018 01:08 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:
Western Title Company
Escrow No.: 098577-ARJ

When Recorded Mail To:
James M. Sallee
Penelope W. Sallee
150 S HWY 160 #CB
Pahrump, NV 89048

Mail Tax Statements to: (deeds only)
Same as Above

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.030)

Signature

Jana Hill

Jana Hill

PK

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

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

Matthew Brown and Ashley B. Brown, husband and wife as joint tenants (also known of record as Ashley Brown and Ashley B. Baker)

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

James M. Sallee and Penelope W. Sallee, Trustees of the Sallee Trust Dated December 17, 2014


and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

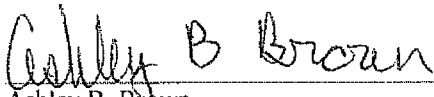
Lot 5 in Block B as set Forth on Final Subdivision Map LDA 01-047, Planned Unit Development for ARBOR GARDENS, PHASE 2, Filed for record in the office of the County Recorder of Douglas County, State of Nevada on June 30, 2004 in Book 0604, Page 14661, as Document No. 617515, and by Certificate of Amendment Recorded July 22, 2004, Book 0704, Page 9327, as Document No. 619458.

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

Dated: 08/01/2018



Matthew Brown

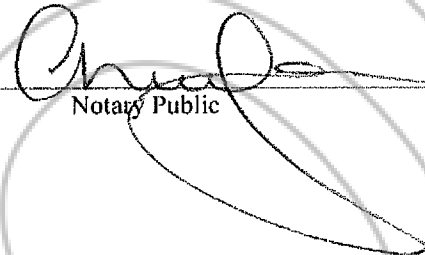


Ashley B. Brown

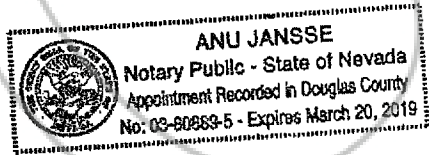
STATE OF Nevada } ss
COUNTY OF Douglas

This instrument was acknowledged before me on
8/2/18

By Matthew Brown and Ashley B. Brown.



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-03-211-005

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: \$339,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$339,000.00
 Real Property Transfer Tax Due: \$1,322.10

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 Escrow
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Matthew Brown and Ashley B. Brown
 Address: 1406 Patricia Dr
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: James M. Sallee and Penelope W. Sallee
 Address: 150 S HWY 160 #CB
 City: Pahrump
 State: NV Zip: 89048

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. #: 098577-ARJ

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