

DOUGLAS COUNTY, NV **2018-923958**
RPTT:\$1657.50 Rec:\$35.00
\$1,692.50 Pgs=2 **12/26/2018 01:15 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1420-33-111-028

Escrow No. 00241064 - 016 - 17
RPTT 1,657.50
When Recorded Return to:
Tim Brown
1275 Currycomb Circle
Minden, NV 89423

Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,

James J. Legare, a married man, who acquired title as James J. Legare, an unmarried man,

do(es) hereby Grant, Bargain, Sell and Convey to

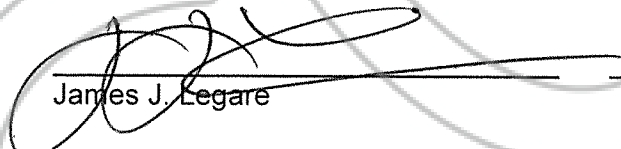
Tim Brown, A Single Person

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

See Exhibit A attached hereto and made a part hereof.

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

Witness my/our hand(s) this 27 day of November, 2018


James J. Legare

STATE OF NEVADA

Carson City

This instrument was acknowledged before me on Nov 27, 2018,
by James J. Legare.


NOTARY PUBLIC

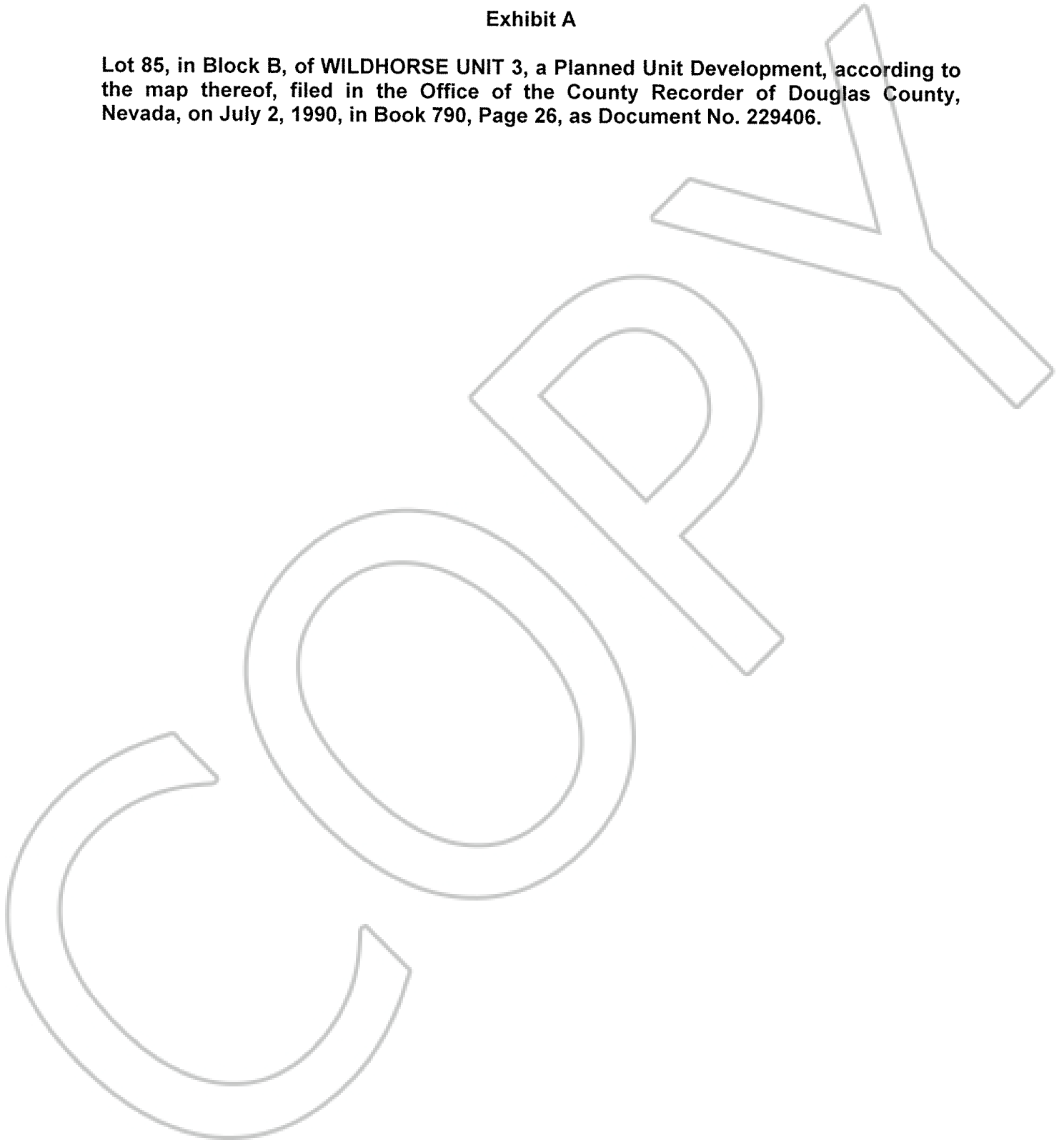


KRIS THORSON
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 13-12081-3 - Expires January 17, 2022

SPACE BELOW FOR RECORDER

Exhibit A

Lot 85, in Block B, of WILDHORSE UNIT 3, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 2, 1990, in Book 790, Page 26, as Document No. 229406.



SPACE BELOW FOR RECORDER

1. APN: 1420-33-111-028

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 No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA
DECLARATION OF VALUE**

3. Total Value/Sales Price of Property: \$425,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$425,000.00
 Real Property Transfer Tax Due: \$ 1,657.50

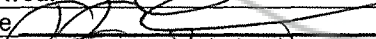
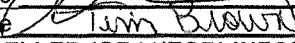
4. **If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 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 <u>Grantor</u>
Signature 	Capacity <u>Grantee</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: James J. Legare	Print Name: Tim Brown
Address: 1715 Westwood Drive	Address: 1275 Currycomb Circle
City/State/Zip: Gardnerville, NV 89410	City/State/Zip: Minden, NV 89423

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00241064-016
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)