

DOUGLAS COUNTY, NV

2019-926468

RPTT:\$0.00 Rec:\$35.00

03/08/2019 11:08 AM

\$35.00 Pgs=4

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1320-23-002-036

RPTT: Exempt #5 \$-0.00

Recording Requested By:

Western Title Company

Escrow No. 102226-ARJ

When Recorded Mail To:

Bryan Brown

PO Box 551152

South Lake Tahoe, CA 96155

Mail Tax Statements to: (deeds only)

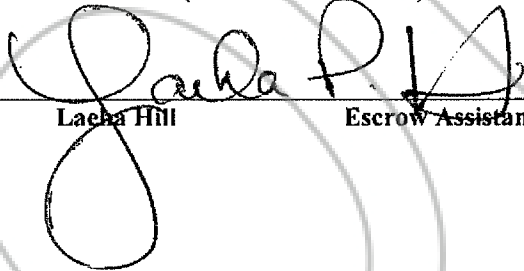
Same as Above

(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.030)

Signature



Larch 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 Wendy Brown, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Bryan Brown, 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:

See 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: 02/12/2019

Wendy L. Brown
Wendy Brown

STATE OF CALIFORNIA

COUNTY OF El Dorado

} ss

This instrument was acknowledged before me on

March 5, 2019
by Wendy Brown.

Monica Arriola Krakow
Notary Public



EXHIBIT "A"

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

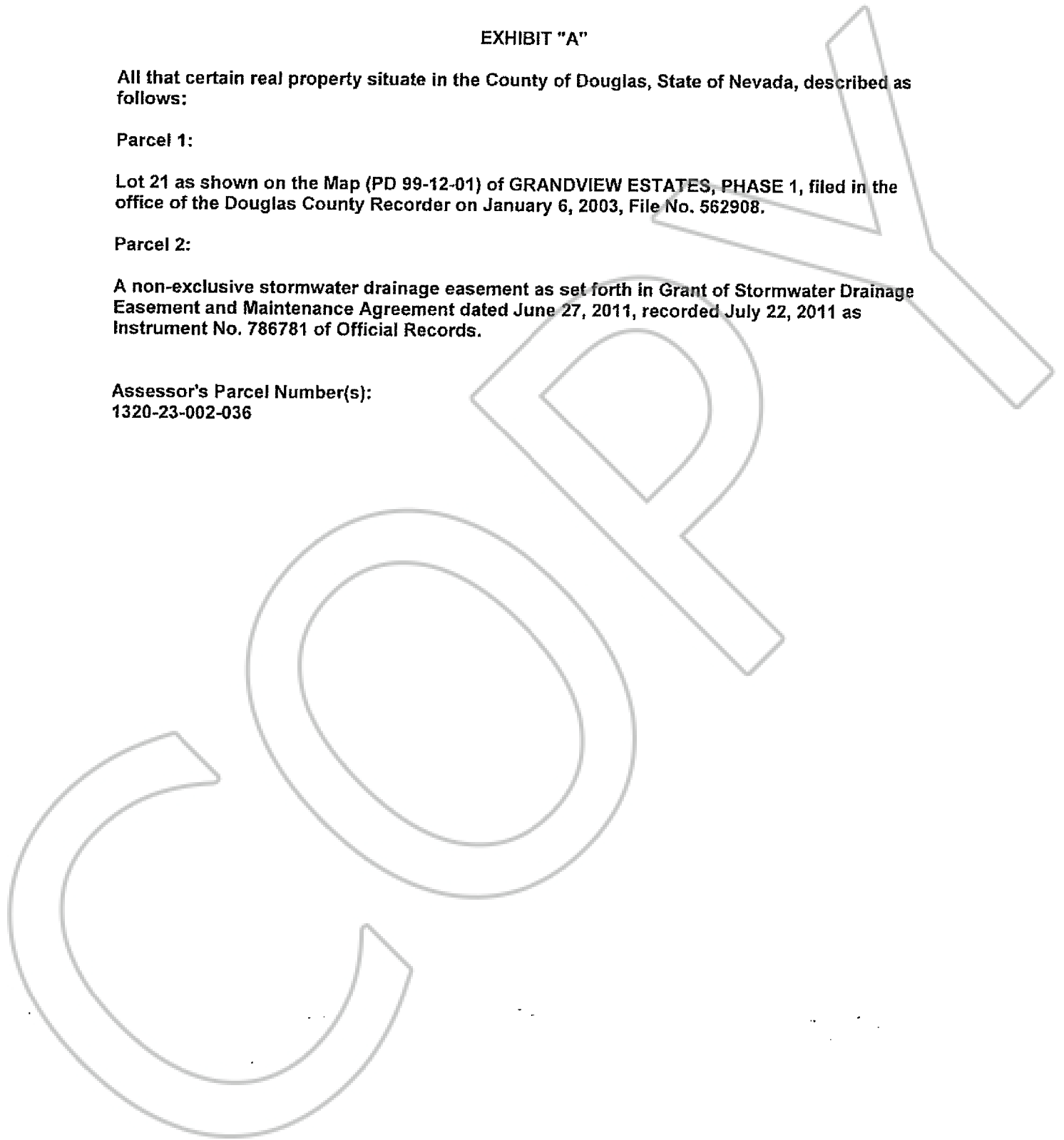
Parcel 1:

Lot 21 as shown on the Map (PD 99-12-01) of GRANDVIEW ESTATES, PHASE 1, filed in the office of the Douglas County Recorder on January 6, 2003, File No. 562908.

Parcel 2:

A non-exclusive stormwater drainage easement as set forth in Grant of Stormwater Drainage Easement and Maintenance Agreement dated June 27, 2011, recorded July 22, 2011 as Instrument No. 786781 of Official Records.

**Assessor's Parcel Number(s):
1320-23-002-036**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-23-002-036

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

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #5
 b. Explain Reason for Exemption: Wife deeding 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 Wendy L. Brown Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Wendy Brown
 Address: 3182 BRACKENWOOD PL
 City: EL DORADO HILLS
 State: CA Zip: 95762

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Bryan Brown
 Address: PO Box 551152
 City: S. Lake Tahoe
 State: CA Zip: 96155

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. #: 102226-ARJ

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