

DOUGLAS COUNTY, NV  
RPTT:\$1320.15 Rec:\$35.00  
\$1,355.15 Pgs=4 03/14/2019 01:27 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Aaron Walter Brown  
1338 Banner Drive  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
Aaron Walter Brown  
1338 Banner Drive  
Gardnerville, NV 89460

Escrow No. 1900467-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.: 1220-16-710-085  
R.P.T.T. \$1,320.15

SPACE ABOVE FOR RECORDER'S USE ONLY

## **SIGNED IN COUNTERPART**

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Jacqueline Ruth Beecher, An Unmarried Woman, as to an undivided 50% interest and Rick Nuzum, a married man, as his sole and separate property , who acquired title as an unmarried man as to an undivided 50% interest

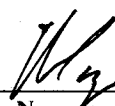
**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Aaron Walter Brown and Sabrina Lynn Brown , Husband and Wife, as joint tenants

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**

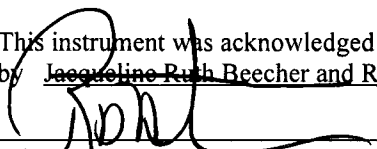
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

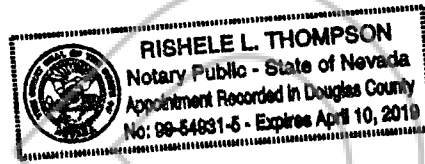
\_\_\_\_\_  
Jacqueline Ruth Beecher

  
\_\_\_\_\_  
Rick Nuzum

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on , 3/11/19 } ss:  
by Jacqueline Ruth Beecher and Rick Nuzum *only*

  
\_\_\_\_\_  
NOTARY PUBLIC



*COOPER*

Jacqueline Ruth Beecher  
Jacqueline Ruth Beecher

\_\_\_\_\_  
Rick Nuzum

STATE OF ~~NEVADA~~ OREGON  
COUNTY OF ~~DOUGLAS~~ CURRY

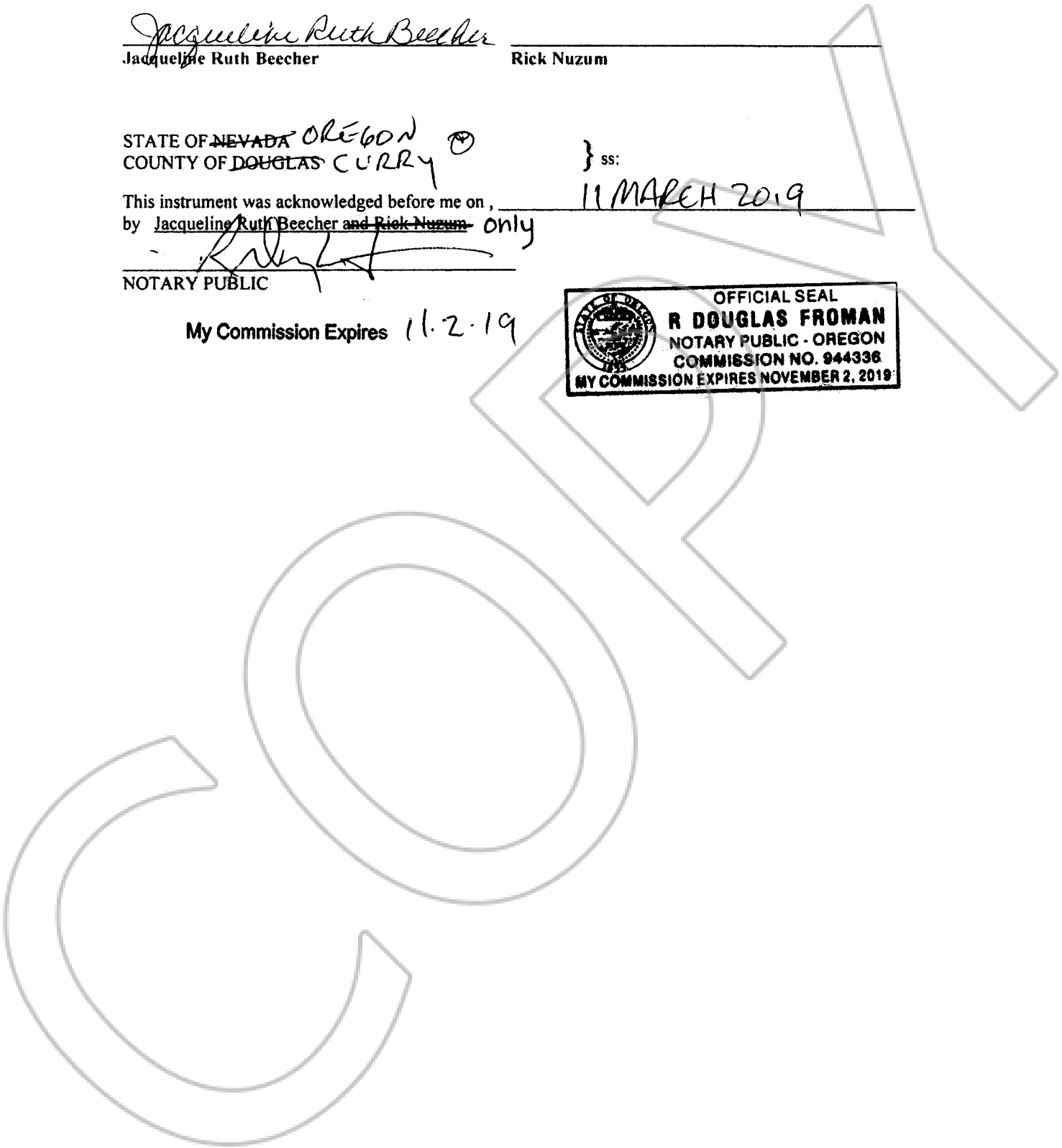
} ss:

11 MARCH 2019

This instrument was acknowledged before me on,  
by Jacqueline Ruth Beecher and Rick Nuzum only

[Signature]  
NOTARY PUBLIC

My Commission Expires 11.2.19

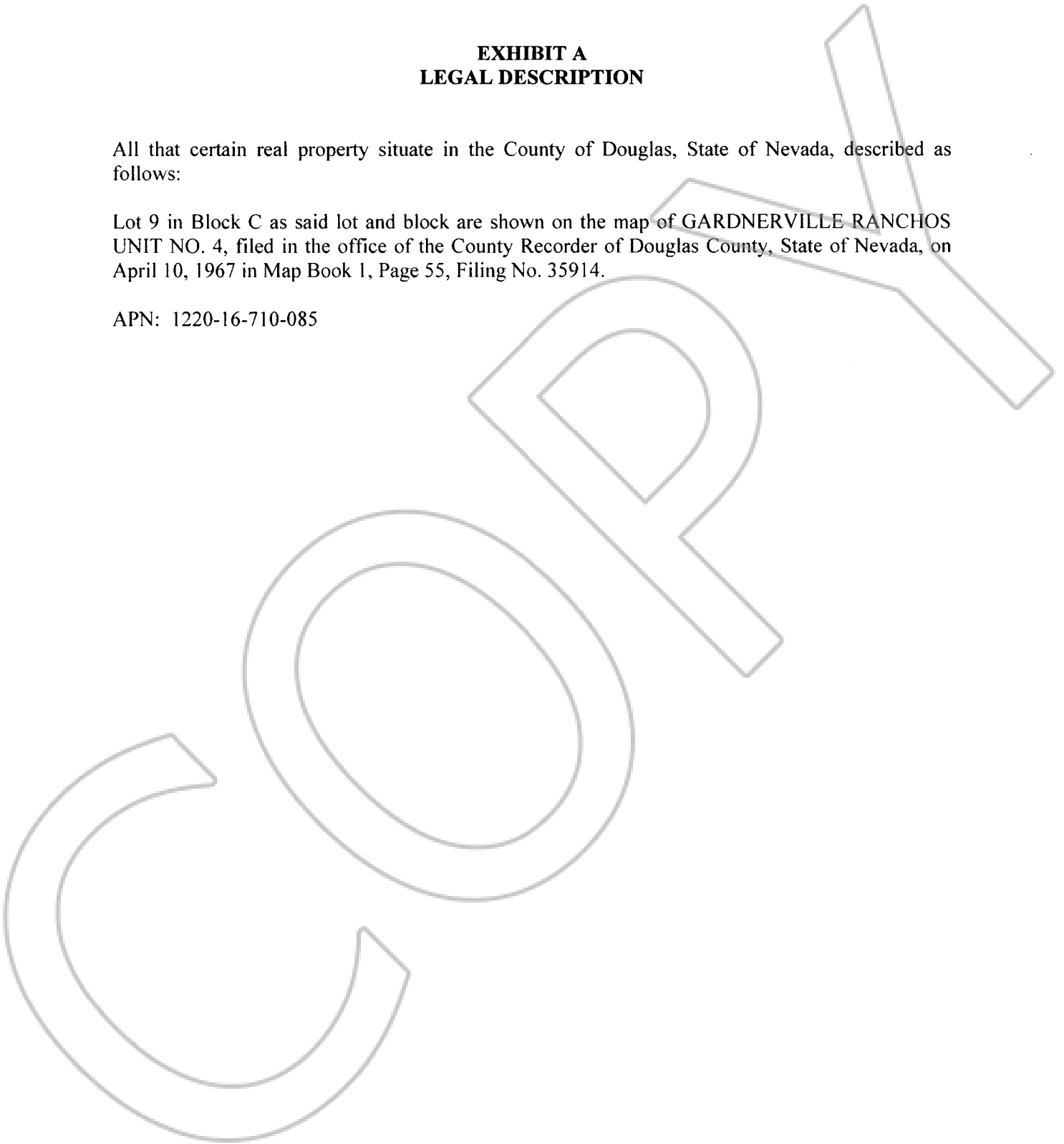


**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 9 in Block C as said lot and block are shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 10, 1967 in Map Book 1, Page 55, Filing No. 35914.

APN: 1220-16-710-085



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-16-710-085  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 338,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 338,500.00  
 d. Real Property Transfer Tax Due: \$ 1,320.15

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 Jacqueline Ruth Beecher Capacity Seller/grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Jacqueline Ruth Beecher  
 Address: P.O. Box 793  
 City: GOLD BEACH  
 State: OR Zip: 97444

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Aaron Walter Brown + Sabrina Lynn Brown  
 Address: 1338 Banner Drive  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01900467-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED