

A.P.N.: 1220-21-710-008
File No: 143-2564001 (mk)
R.P.T.T.: \$1,540.50

When Recorded Mail To: Mail Tax Statements To:
Cynthia Finchum
699 Joette Drive
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Kenneth Michael Brown, a single man

do(es) hereby *GRANT, BARGAIN and SELL* to

Cynthia Finchum, an unmarried woman

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

LOT 71, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456.

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

Subject to

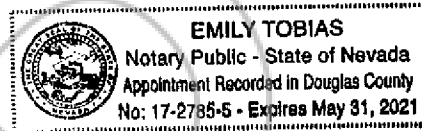
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 04/26/2019

Kenneth Michael Brown
KENNETH MICHAEL BROWN

STATE OF **NEVADA**)
COUNTY OF **DOUGLAS**)

SS.



This instrument was acknowledged before me on 02.13.19 by **Kenneth Michael Brown.**

Emily Tobias
Notary Public
(My commission expires: 5/31/21)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 26, 2019** under Escrow No. **143-2564001.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-710-008
- 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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$395,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$395,000.00
- d) Real Property Transfer Tax Due \$1,540.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Kenneth Brown

Print Name: Cynthia Finchum

Address: 699 Joette Drive

Address: 699 Joette Drive

City: Gardnerville

City: Gardnerville

State: NV Zip: 89460

State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance

Print Name: Company

File Number: 143-2564001 mk/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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