

APN#: 1220-09-410-033  
RPTT: \$2,925.00

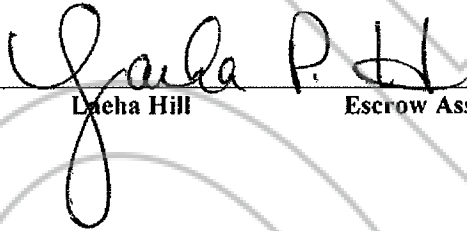
Recording Requested By:  
Western Title Company  
Escrow No.: 106870-ARJ

When Recorded Mail To:  
Patrick Shane and Suzanne Shane  
1018 Sundown Court  
Gardnerville, NV 89460

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



Lecha 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

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

Larry R. Brasuell and Susan L. Brasuell, Trustees of The Larry R. and Susan L. Brasuell 1996 Living Trust Agreement, dated July 22, 1996

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

Patrick Shane and Suzanne Shane, Husband and Wife as Joint Tenants with Right of Survivorship

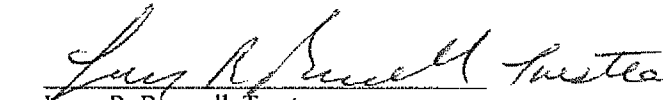
and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

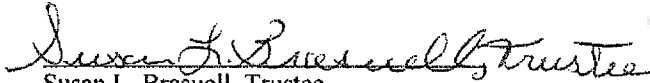
See attached Exhibit A

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

Dated: 08/22/2019

The Larry R. and Susan L. Brasuell 1996 Living Trust Agreement, dated July 22, 1996

  
Larry R. Brasuell, Trustee

  
Susan L. Brasuell, Trustee

STATE OF Nevada

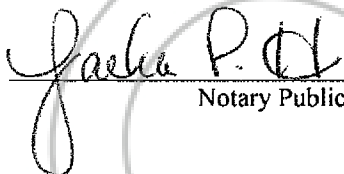
COUNTY OF Douglas

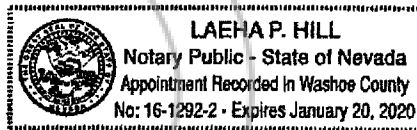
This instrument was acknowledged before me on

8/27/19

} ss

By Larry R. Brasuell and Susan L. Brasuell.

  
Notary Public



**EXHIBIT "A"**

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

A parcel of land located within a portion of Section 9, Township 12 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at the Southwesterly corner of Lot 4, as shown on the Final Map for SILVERANCH UNIT 1-A, Document No. 326668 of the Douglas County Recorder's Office, which bears North 65°07'34" East, 780.55 feet from the Southwest corner of said Section 9;  
thence North 45°56'43" West, along the West line of said Lot 4, 213.47 feet to a point on the Southerly right-of-way line of Drayton Boulevard;  
thence South 89°58'19" East, along said Southerly right-of-way line 182.09 feet;  
thence continuing along said Southerly right-of-way line 37.34 feet along a curve to the left having a central angle of 03°32'11" and a radius of 605.00 feet (chord bears North 88°15'55" East 37.34 feet) to the East line of said Lot 4;  
thence South 14°26'30" West, 35.88 feet;  
thence South 38°13'33" East, 3.24 feet;  
thence South 10°32'45" West, along said East line 100.94 feet to the Northerly right-of-way line of Sundown Court as shown on said Final Map;  
thence along said Northerly right-of-way line 44.37 feet along a non-tangent curve to the left having a central angle of 56°29'28" and a radius of 45.00 feet (chord bears South 72°18'01" West 42.59 feet to the POINT OF BEGINNING.

**NOTE:** The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 3, 2004, as Document No. 623403 of Official Records.

**Assessor's Parcel Number(s):**  
1220-09-410-033

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-09-410-033

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$750,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$750,000.00  
 Real Property Transfer Tax Due: \$2,925.00

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 Larry R. Brasuell Capacity Grantor  
 Signature Susan L. Brasuell Capacity Grantor

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Larry R. Brasuell and Susan L. Brasuell, Trustees of The Larry R. and Susan L. Brasuell 1996 Living Trust Agreement, dated July 22, 1996  
 Address: 1789 Linden Court  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Patrick Shane and Suzanne Shane  
 Address: 1018 Sundown Court  
 City: Gardnerville  
 State: NV Zip: 89460

**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. #: 106870-ARJ