

A.P.N.: 1220-09-310-002
File No: 143-2575991 (mk)
R.P.T.T.: \$2,102.10

When Recorded Mail To: Mail Tax Statements To:
Phillip Brown and Sylvia Brown
1060 Aspen Brook Lane
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Diana Zedlar, an unmarried woman

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

Phillip Brown and Sylvia Brown, husband and wife as joint tenants with right of survivorship

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

LOT 33 AS SET FORTH ON THAT CERTAIN FINAL MAP PD 04-009 FOR CEDAR CREEK A PLANNED DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MARCH 9, 2006 IN BOOK 0306 AT PAGE 3246, AS DOCUMENT NO. 669544 OF OFFICIAL RECORDS.

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: 10/10/2019

Diana Zedlar
Diana Zedlar

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 11-18-19 by
Diana Zedlar.

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
October 10, 2019 under Escrow No. **143-2575991.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-09-310-002
- 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: \$539,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$539,000.00
- d) Real Property Transfer Tax Due \$2,102.10

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: Diana Zedlar

Print Name: Phillip Brown and Sylvia Brown

Address: 1565 Virginia Ranch Rd

Address: 1060 Aspen Brook Lane

City: Gardnerville

City: Gardnerville

State: NV Zip: 89410

State: NV Zip: 89460

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

First American Title Insurance

Print Name: Company

File Number: 143-2575991 mk/ mk

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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