

A.P.N.: 1318-24-411-014
File No: 143-2578093 (mk)
R.P.T.T.: \$1,881.75

When Recorded Mail To: Mail Tax Statements To:
Linnelle S. Brown
400 Ludlow Court
Roseville, CA 95747

GRANT, BARGAIN and SALE DEED

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

Wayne W. Emme Trust, U/D/T March 7, 2018, Wayne W. Emme as Trustee

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

Linnelle S. Brown, a single woman

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

PARCEL 1:

LOT 14, IN BLOCK F, AS SHOWN ON THE OFFICIAL PLAT OF MANZANITA HEIGHTS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 20, 1979, AS DOCUMENT NO. 38934 AND RECORDED OCTOBER 28, 1985 IN BOOK 1085, PAGE 2628, DOCUMENT NO. 125839, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 2:

TOGETHER WITH AN UNDIVIDED 1/15TH INTEREST IN AND TO LOT A, (COMMON AREA), AS SHOWN ON THE OFFICIAL MAP OF MANZANITA HEIGHTS, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 20, 1979, AS DOCUMENT NO. 38934, AND AMENDED MAPS RECORDED OCTOBER 28, 1985 IN BOOK 1085, PAGE 2628, DOCUMENT NO. 125839, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL 3:

TOGETHER WITH A 20 FOOT WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS PURPOSES AS GRANTED BY KENNETH C. KJER, ET UX IN DOCUMENT RECORDED OCTOBER 2, 1979, IN BOOK 1079, PAGE 192, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;

PARCEL 4:

A 30 FOOT WIDE UTILITY EASEMENT AS GRANTED BY KENNETH C. KJER, ET UX, IN DOCUMENT RECORDED OCTOBER 2, 1979, IN BOOK 1079, PAGE 194, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA; AND,

PARCEL 5:

A 5 FOOT WIDE SLOPE EASEMENT AS DEEDED BY KENNETH C. KJER, ET UX, IN DOCUMENT RECORDED AUGUST 28, 1979, BOOK 879, PAGE 2107, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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: 11/12/2019


Wayne W. Emme Trust U/D/T March 7, 2018,
Wayne W. Emme as Trustee

Wayne W. Emme
Wayne W. Emme, Trustee

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

This instrument was acknowledged before me on 12-5-19 by
Wayne W. Emme as Trustee.

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

 **MARY KELSH**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 98-49567-5 - Expires Nov. 06, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
November 12, 2019 under Escrow No. **143-2578093.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-24-411-014
- 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: \$482,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$482,500.00
- d) Real Property Transfer Tax Due \$1,881.75

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: *M Keesh*
Signature: _____

Capacity: *agent*
Capacity: _____

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

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

Print Name: Emme Trust 2018
Address: P.O. Box 4836
City: Stateline
State: NV Zip: 89449

Print Name: Linnelle S. Brown
Address: 400 Ludlow Court
City: Roseville
State: CA Zip: 95747

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

Print Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2578093 mk/ mk
State: NV Zip: 89423

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