

A.P.N. # 1420-07-310-005

R.P.T.T. \$ 195.00

ESCROW NO. _____

RECORDING REQUESTED BY:

Maria Laura Ramirez
MAIL TAX STATEMENTS TO:

Maria Laura Ramirez
869 Mica Drive
Carson City, NV 89705
WHEN RECORDED MAIL TO:

SAME



KAREN ELLISON, RECORDER

(Space Above for Recorder's Use Only)

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Thomas D. Brown and Lila Brown, Trustees of the Thomas D. Brown and Lila Brown Family Trust Agreement dated June 21, 1988

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Maria Laura Ramirez, an unmarried woman,

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

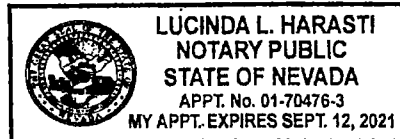
DATE: March 27, 2020

THOMAS D. BROWN AND LILA BROWN
FAMILY TRUST AGREEMENT dated June 21,
1988

Thomas D. Brown
Thomas D. Brown, Trustee

Lila Brown
Lila Brown, Trustee

STATE OF Nevada,
COUNTY OF Carson City ss.

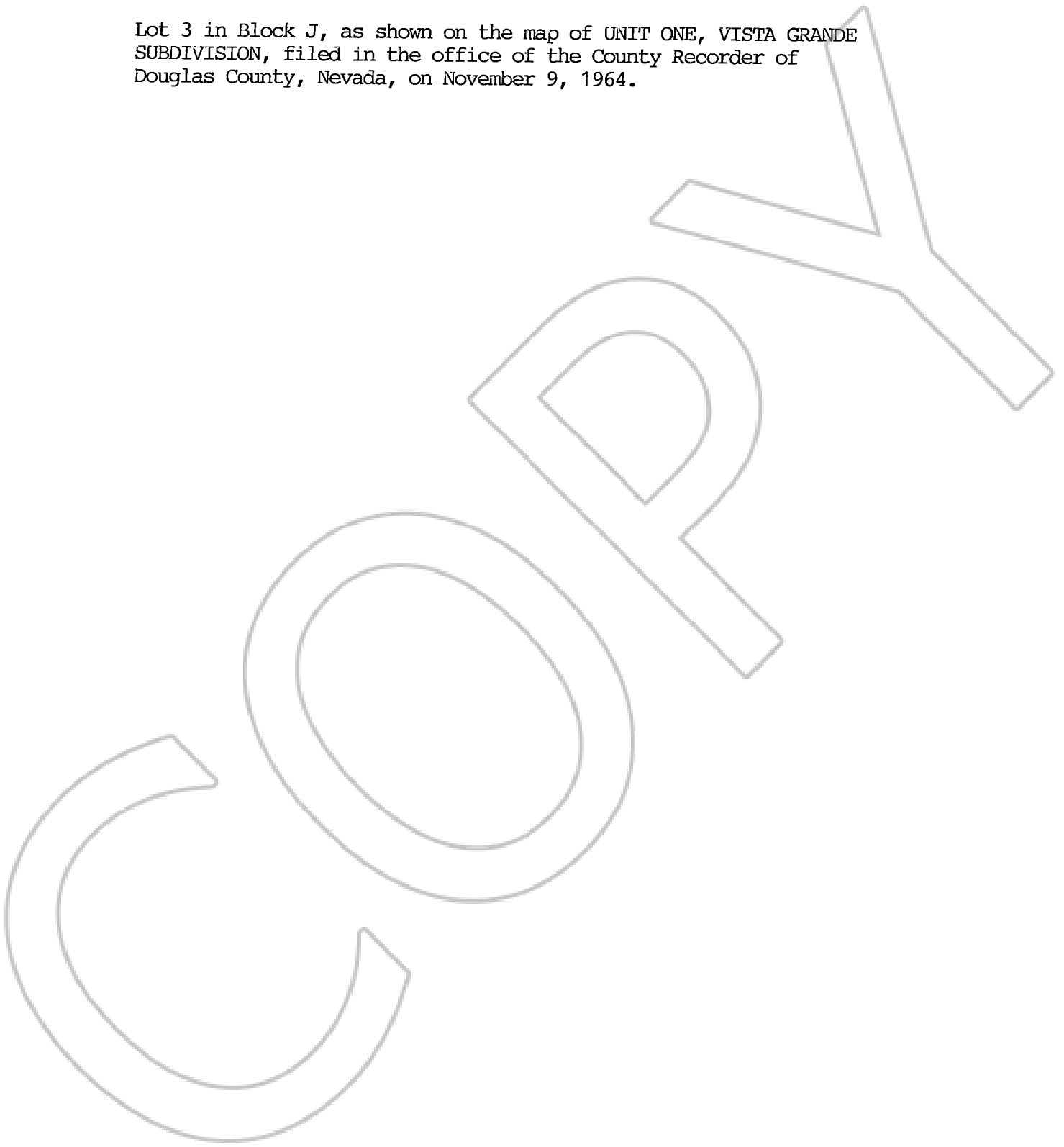


This instrument was acknowledged before me on March 27, 2020
by Thomas D. Brown
Lila Brown

Signature Lucinda Harasti
Notary Public (One inch margin on all sides of document for Recorder's Use Only)

EXHIBIT "A"

Lot 3 in Block J, as shown on the map of UNIT ONE, VISTA GRANDE
SUBDIVISION, filed in the office of the County Recorder of
Douglas County, Nevada, on November 9, 1964.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- a) 1420-07-310-005
- b) _____
- c) _____
- d) _____

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument No.: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

2. Type of Property:

- a) Vacant Land
- b) _____ Single Family Res.
- c) _____ Condo/Townhouse
- d) _____ 2-4 Plex
- e) _____ Apartment Bldg.
- f) _____ Comm'l/Ind'l
- g) _____ Agricultural
- h) _____ Mobile Home
- i) Other: _____

3. Total Value/Sales Price of Property

\$ 50,000.00

Deed in Lieu of Foreclosure Only (Value of Property)

\$ _____

Transfer Tax Value

\$ _____

Real Property Transfer Tax Due:

\$ 195.00

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 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: Thomas Brown Capacity: SELLER/TRUSTEE

Signature: Maria Laura Ramirez C Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION
(required)

Print Name: Brown Family Trust
Address: 1502 N. Carson St. #9
City/State/Zip: Carson City, NV 89701

BUYER (GRANTEE) INFORMATION
(required)

Print Name: Maria Laura Ramirez
Address: 869 Mica Drive
City/State/Zip: Carson City, NV 89705

COMPANY/PERSON REQUESTING RECORDING (required if not the Seller or Buyer)

Company Name: _____ Escrow No.: _____
Address: _____
City/State/Zip: _____

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