

DOUGLAS COUNTY, NV **2020-949194**
RPTT:\$1051.05 Rec:\$40.00
\$1,091.05 Pgs=3 07/15/2020 10:24 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P. No. 1320-33-402-042
Escrow No. 143-2595484-mk
R.P.T.T. \$1,051.05

WHEN RECORDED RETURN TO:

The 2008 Philip Elicagaray and Aline I.
Elicagaray Revocable Trust
1483 Serra Drive
Pacifica, CA 94044

MAIL TAX STATEMENTS TO:

1483 Serra Drive
Pacifica, CA 94044

GRANT, BARGAIN and SALE DEED

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

Lois M. Brooks, Trustee of The Lois M. Brooks Trust, dated December 11, 2014, and
successor Trustees

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

Philip Elicagaray and Aline I. Elicagaray, trustees of The 2008 Philip Elicagaray and Aline
I. Elicagaray Revocable Trust

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

BEGINNING AT THE THIRD CORNER OF THAT PARCEL CONVEYED TO AUGUST H. SCHACHT AND EMMA SCHACHT, HIS WIFE, BY DEED DATED SEPTEMBER 8, 1950, FILED IN BOOK Z OF DEEDS, PAGE 262, DOUGLAS COUNTY, NEVADA, RECORDS, FROM WHICH THE TOWN MONUMENT OF THE TOWN OF GARDNERVILLE BEARS SOUTH 0° 51' 25" EAST 623.74 FEET, BEING CORNER NO. 1;

THENCE NORTH 45° 57' EAST ALONG THE THIRD COURSE OF SAID RECORDED DEED, 106.00 FEET TO CORNER NO. 2;

THENCE SOUTH 45° 15' EAST ALONG THE FOURTH COURSE OF SAID RECORDED DEED, 79.00 FEET TO CORNER NO. 3;

THENCE SOUTH 52° 06' WEST ALONG THE FIFTH COURSE OF SAID RECORDED DEED, 80.00 FEET TO CORNER NO. 4;

THENCE SOUTH 46° 17' WEST ALONG A PORTION OF THE SIXTH COURSE OF SAID RECORDED DEED, 27.38 FEET TO CORNER NO. 5;

THENCE NORTH 44° 39' WEST ALONG THE PROLONGED SECOND COURSE OF SAID RECORDED DEED 70.26 FEET TO CORNER NO. 1, THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JANUARY 31, 2001, AS DOCUMENT NO. 507966 OF OFFICIAL RECORDS.

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.

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.

Date: 07/09/2020

COPY

Lewis Patrick Brooks, Successor Trustee of The
Lois M. Brooks Trust, dated December 11, 2014,
and successor Trustees

L Patrick Brooks
Lewis Patrick Brooks, Successor Trustee

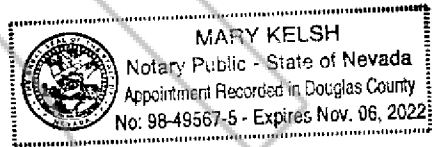
STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on
by
Lewis Patrick Brooks, Successor Trustee.

July 14, 2020

Mary Kelsh
Notary Public

(My commission expires: 11-6-2022)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated
07/09/2020 under Escrow No. 143-2595484

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-33-402-042
 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: \$269,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$269,500.00
 d) Real Property Transfer Tax Due \$1,051.05
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]
 Signature: _____

Capacity: agent
 Capacity: _____

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

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

Print Name: Lois M. Brooks Trust
 Address: 1369 Branden Lane
 City: Gardnerville
 State: NV Zip: 89410

Print Name: The 2008 Philip Elicagaray and Aline I. Elicagaray Revocable Trust
 Address: 1483 Serra Drive
 City: Pacifica
 State: CA Zip: 94044

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

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

File Number: 143-2595484 mk/ et
 State: NV Zip: 89423

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