

DOUGLAS COUNTY, NV **2020-949876**
RPTT:\$1267.50 Rec:\$40.00
\$1,307.50 Pgs=3 07/28/2020 03:42 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1220-04-514-022

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
1664 US HWY 395 NORTH, SUITE 105
MINDEN, NV 89423

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Brent J. Wittler
Sierra A. Sheppard
1372 Apollo Ave
Gardnerville, NV 89410

ESCROW NO: 44000052-NF4

RPTT \$1,267.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Nancy Annette Brown as Trustee of the Annette Brown Family Trust dated July 3, 2008

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Brent J. Wittler, a single man and Sierra A. Sheppard, a single woman, as joint tenants with right of survivorship

all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

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.

Nancy Annette Brown, as Trustee of the Annette Brown Family Trust dated July 3, 2008

Nancy Annette Brown
Nancy Annette Brown, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 07/27/2020,

by Nancy Annette Brown

Natalie Frey (seal)
Notary Public

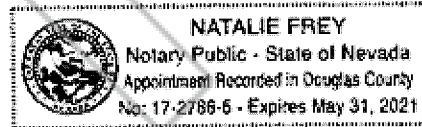
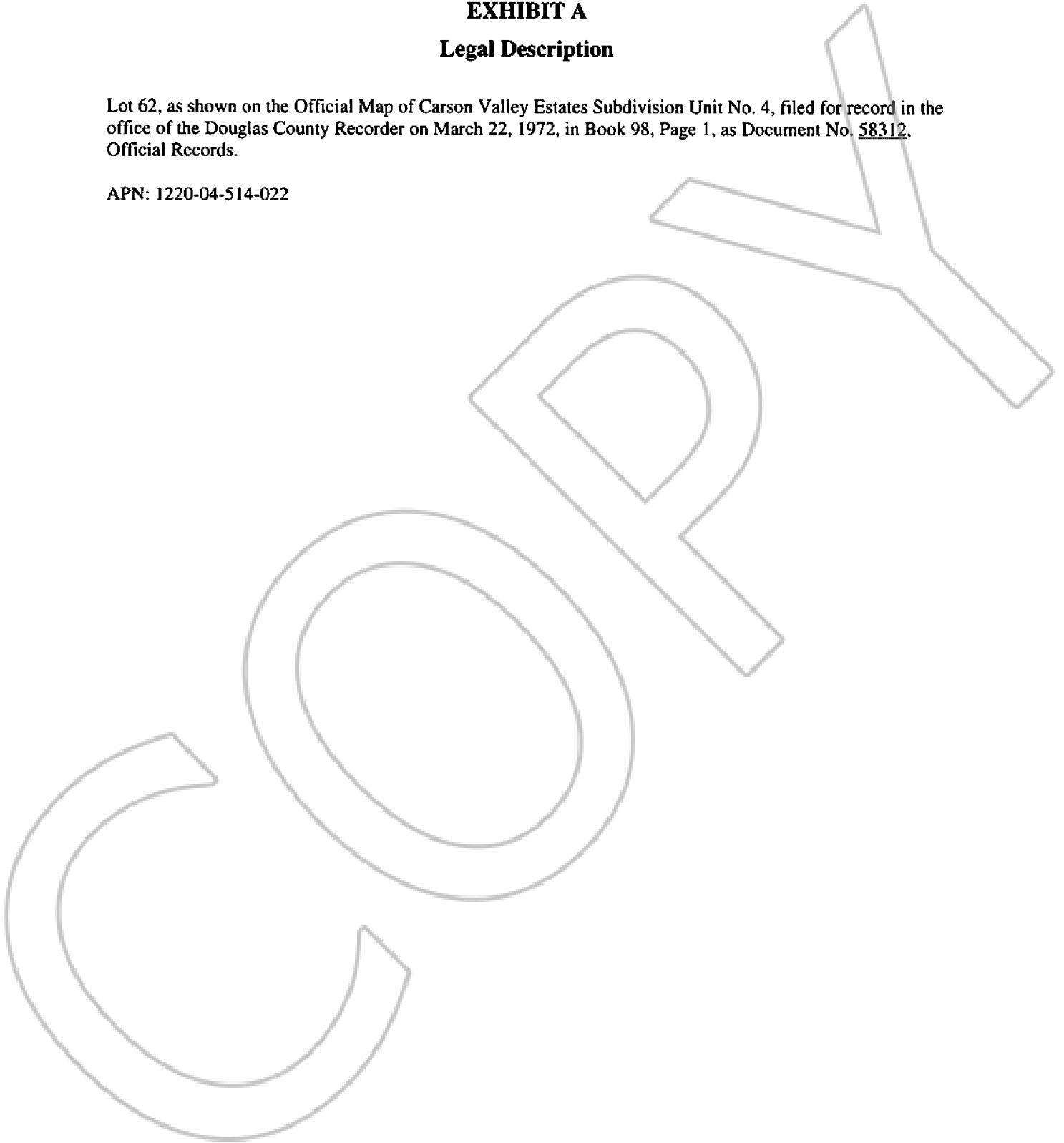


EXHIBIT A
Legal Description

Lot 62, as shown on the Official Map of Carson Valley Estates Subdivision Unit No. 4, filed for record in the office of the Douglas County Recorder on March 22, 1972, in Book 98, Page 1, as Document No. 58312, Official Records.

APN: 1220-04-514-022



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-04-514-022
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 324,900.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 324,900.00
 d. Real Property Transfer Tax Due: \$ 1,267.50

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 *Nancy* Capacity *E. officer*
 Signature _____ Capacity _____

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

Print Name: Nancy Annette Brown, as Trustee of the Annette Brown Family Trust dated July 3, 2008
 Address: 7878 W. Kayak Ct
 City: Rathdrum
 State: ID Zip: 83858

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

Print Name: Brent J. Wittler and Sierra A. Sheppard
 Address: 1372 Apollo Ave
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Signature Title Company LLC Escrow No.: 44000052-440-NF4
 Address: 1664 US Hwy 395 North, Suite 105
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED