

APN# : 1419-27-510-017  
RPTT: \$4,972.50



KAREN ELLISON, RECORDER

Recording Requested By:  
Western Title Company  
Escrow No.: 114327-ARJ

When Recorded Mail To:  
Gregory L. Brownrigg and Nancy L.  
Brownrigg  
31 W Lightning "W" Ranch Rd.  
Washoe Valley, NV 89704

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature \_\_\_\_\_  
Anu Jansse Escrow Officer

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

D.E. Jansse & Company, Inc., a Nevada Corporation

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Gregory L. Brownrigg and Nancy L. Brownrigg, Husband and Wife as Joint Tenants with Right of Survivorship

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

See attached Exhibit A

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 07/22/2020

D.E. Jansse & Company, Inc., a Nevada Corporation



By Dirk Jansse, President



By Eileen Jansse, Secretary

STATE OF Nevada

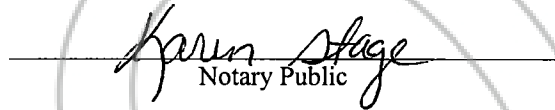
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on

7-30-2020

By Dirk Jansse and Eileen Jansse.

  
Notary Public



**EXHIBIT "A"**

**ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:**

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE SOUTHEAST CORNER OF LOT 34, AS SHOWN ON THE FINAL SUBDIVISION MAP PD 00-16 FOR MOUNTAIN MEADOW ESTATES, PHASE 1 RECORDED MARCH 6, 2002 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 536360, THE POINT OF BEGINNING;**

**THENCE ALONG THE NORTHERLY LINE OF JAMES CANYON LOOP, ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 530.00 FEET, CENTRAL ANGLE OF 06°23'50", ARC LENGTH OF 59.18 FEET, AND CHORD BEARING AND DISTANCE OF NORTH 72°51'00" WEST, 59.14 FEET; THENCE CONTINUING ALONG SAID NORTHERLY UNE, NORTH 76°02'55" WEST, 89.31 FEET; THENCE NORTH 24°33'05" WEST, 246.27 FEET; THENCE SOUTH 81°35'53" EAST, 73.88 FEET; THENCE SOUTH 07°16'55" WEST, 254.23 FEET TO THE POINT OF BEGINNING.**

**THE BASIS OF BEARING OF THIS DESCRIPTION IS NORTH 89°22'26" EAST, THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 26, T14N., R19E., M.D.M. AS SHOWN ON RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR RONALD L. SIMEK RECORDED JUNE 11, 1998 IN SAID OFFICE OF RECORDER AS DOCUMENT NO. 441786.**

**NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 7, 2012, in Book 1212, Page 1836 as Document No. 814186 of Official Records.**

**Assessor's Parcel Number(s):  
1419-27-510-017**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1419-27-510-017

2. Type of Property:  
 a)  Vacant Land  
 c)  Condo/Twnhse  
 e)  Apt. Bldg  
 g)  Agricultural  
 i)  Other \_\_\_\_\_  
 b)  Single Fam. Res.  
 d)  2-4 Plex  
 f)  Comm'l/Ind'l  
 h)  Mobile Home

**FOR RECORDERS OPTIONAL USE ONLY**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$1,275,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$1,275,000.00  
 Real Property Transfer Tax Due: \$4,972.50

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 \_\_\_\_\_ Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** D.E. Jansse & Company, Inc., a Nevada Corporation  
**Address:** P.O. Box 52  
**City:** Genoa  
**State:** NV **Zip:** 89411

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

**Print Name:** Gregory L. Brownrigg and Nancy L. Brownrigg  
**Address:** 31 W Lightning "W" Ranch Rd.  
**City:** Washoe Valley  
**State:** NV **Zip:** 89704

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** eTRCo, LLC. On behalf of Western Title Company  
**Address:** Douglas Office  
1362 Highway 395, Ste. 109  
**City/State/Zip:** Gardnerville, NV 89410

**Esc. #:** 114327-ARJ

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