

A.P.N.: 1220-04-516-031  
File No: 143-2601334 (mk)  
R.P.T.T.: \$858.00

When Recorded Mail To: Mail Tax Statements To:  
Scheereen Dedman  
1346 El Dorado Drive #B  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Shannon Brown, a single woman

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

Scheereen Dedman, an unmarried woman

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

**LOT 12, FINAL MAP OF UNIT ONE EL DORADO VILLAGE, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 14, 1973, IN BOOK 1273, PAGE 352, AS DOCUMENT NO. 70678.**

**TOGETHER WITH A 1/46 INTEREST IN AND TO LOTS A, B AND C, DESIGNATED AS COMMON AREAS OF SAID SUBDIVISION.**

*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.

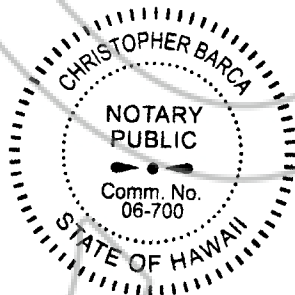
Shannon Brown  
Shannon Brown

STATE OF Hawaii ~~NEVADA~~ )  
COUNTY OF Maui ~~DOUGLAS~~ ) : ss.

This instrument was acknowledged before me on October 15<sup>th</sup>, 2020 by **Shannon Brown.**

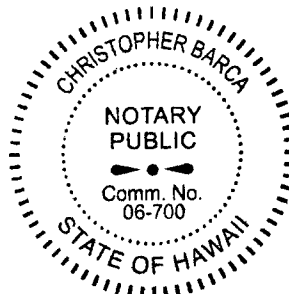
Christopher Barca  
Notary Public  
(My commission expires: 11-12-2022 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2601334.



Doc Date: 10/15/2020 # Pages: 2  
Notary Name: Christopher Barca 2nd Circuit  
Doc. Description: Grant Bargain Sale Deed (Stamp or Seal)

Christopher Barca  
Notary Signature Date: 10/15/2020



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-04-516-031  
 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: \$220,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$220,000.00  
 d) Real Property Transfer Tax Due \$858.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Agent

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

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

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

Print Name: Shannon Brown

Print Name: Scheereen Dedman

Address: 74 Lono Avenue Ste#210

Address: 1346 El Dorado Dr. Apt B

City: Kahului

City: Gardnerville

State: HI      Zip: 96732

State: NV      Zip: 89410

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

First American Title Insurance

Print Name: Company

File Number: 143-2601334 mk/ ks

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV      Zip: 89423

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