

APN# : 1219-10-001-053

RPTT: \$3,010.80

DOUGLAS COUNTY, NV
RPTT:\$3010.80 Rec:\$40.00
\$3,050.80 Pgs=4
10/26/2020 01:18 PM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:

Western Title Company

Escrow No.: 118645-WLD

When Recorded Mail To:

Michael Brown and Nicole Brown

1225 Almar St

Concord, CA 94518

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 _____

Wendy Dunbar

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,

John R. Phillips, an unmarried man

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

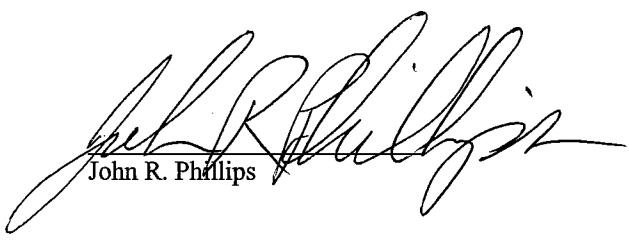
Michael Brown and Nicole Brown, husband and wife as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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.

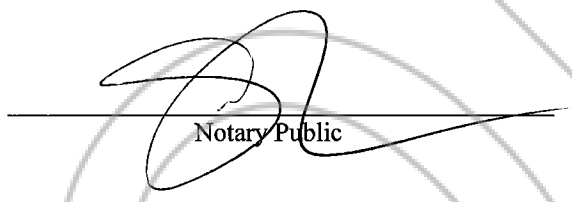
Dated: 10/21/2020


John R. Phillips

STATE OF Nevada
COUNTY OF Douglas
This instrument was acknowledged before me on
10.23.2020

} ss

By John R. Phillips.


Notary Public


 **WENDY DUNBAR**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires Dec. 16, 2022

EXHIBIT "A"

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

Parcel 1:

A parcel of land lying within a portion of Section 10, Township 12 North, Range 19 east, M.D.M. being those certain parcels of land per Grant Deed filed for record October 29, 2009 in the office of the County Recorder Douglas County, Nevada in Book 1009, at Page 6290, as Document No. 753042 and Grant Deed filed for record October 2, 2009 in said office of recorder in Book 1009, at Page 550, as Document No. 751679, more particularly described as follows:

Beginning at the Northeast corner of the Northwest one-quarter of the Southwest one-quarter of the Northwest one-quarter (NW1/4 SW1/4 NW1/4) of said Section 10; thence South 00°09'00" West, 263.86 feet to the Southeast corner of said parcel; thence North 89°59'13" West, 328.62 feet to the Southwest corner of said parcel; thence North 00°09'00" East, 263.84 feet to the Northwest corner of said Parcel; thence South 89°59'25" East 328.62 feet to the Point of Beginning.

The basis of Bearing for this description is identical to the Grant Deed filed for record October 29, 2009 in the office of Recorder Douglas County, Nevada in Book 1009, at Page 9290 as Document No. 753042 and Grant Deed filed for record October 2, 2009 in said office of Recorder in book 1009, at Page 550, as Document No. 751679.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 23, 2020, as Document No. 2020-953179 of Official Records.

Parcel 2:

A non-exclusive right of way 25 feet in width for public road and utility purposes, lying North of and adjacent to the following described line, as granted to JAMES R. LEE, et ux, in Deed recorded August 15, 1973, in Book 873, Page 445, Document No. 68142, Official Records, described as follows:

BEGINNING at the Northwest corner of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 12 North, Range 19 East, M.D.B. & M., thence East along the North line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4, a distance of 355.00 feet.

Parcel 3:

A non-exclusive right of way for public road and utility purposes along the West 25 feet of Parcel 1 in Deed recorded July 2, 1973, in Book 773, Page 35, as Document No. 67292 and re-recorded July 31, 1973, in Book 773, Page 988, as Document No. 67856, Official Records, Douglas County, Nevada.

**Assessor's Parcel Number(s):
1219-10-001-053**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1219-10-001-053

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 NOTES: _____ _____

3. **Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$772,000.00

\$772,000.00

\$3,010.80

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 exception, 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 Agent

Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: John R. Phillips
Address: 215 Phillips Way
City: Gardnerville
State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Michael Brown and Nicole Brown
Address: 1225 Almar St
City: Concord
State: CA Zip: 94518

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 118645-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410