

APN: 1220-16-510-090

**RECORDING REQUESTED BY AND  
MAIL TO:**

Kelly Brown  
432 Pine Nut Road  
Coleville, CA 96107

Pursuant to NRS 239B.030(4), I affirm that  
the instrument contained below (or attached hereto)  
does not contain the social security number  
of any person.



KAREN ELLISON, RECORDER E03

**ADMINISTRATORS' DEED**

COMES NOW, JONATHAN PHILLIP BROWN, by and through the Co-Administrators  
KELLY BROWN and LUKE BROWN of the Estate of JONATHAN PHILLIP BROWN, Deceased,  
as Grantor, and KELLY BROWN as Grantee, upon the following recitals, terms and conditions, and  
for no other consideration, and convey to KELLY BROWN, as her sole and separate property, the  
Estate's interest in the property hereinbelow described.

**WITNESSETH**

WHEREAS, it is Grantors' intention at this time to convey to Grantee, as her sole and  
separate property, all of the interest acquired by the Estate and the Co-Administrators in the real  
property and improvements in Gardnerville, State of Nevada, commonly known as Douglas County's  
Assessor Parcel Number 1220-16-510-090, also known as 1363 Marlette Circle, Gardnerville,  
Nevada, more specifically described as follows:

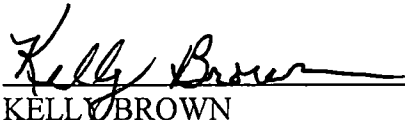
Lot 347, as said lot is shown on the Official Plat of GARDNERVILLE RANCHOS  
UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada,  
on June 1, 1965, in Book 1 of Maps, filed as No. 28309, and Title Sheet amended on  
June 4, 1965, as filing No. 28377.

NOW, THEREFORE, Grantor hereby conveys to Grantee an undivided interest in all of the  
rights, title and interest acquired by the Estate and the Administrators in and to that property

commonly known as Douglas County Nevada Assessor's Parcel Number 1220-16-510-090, specifically described hereinabove. The property is conveyed to Grantees "as is", and "where is", with no guarantees or warranties whatsoever.

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED this 1 day of March, 2021.



KELLY BROWN

Co-Administrator of the Estate of  
JONATHAN PHILLIP BROWN



LUKE BROWN

Co-Administrator of the Estate of  
JONATHAN PHILLIP BROWN

*\*\*\*Acknowledgment to Follow\*\*\**

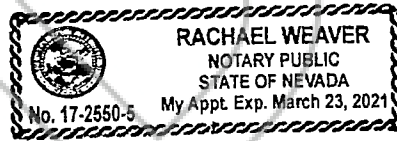
**ACKNOWLEDGEMENT**

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF DOUGLAS    )

On March 1, 2021, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared KELLY BROWN, Co-Administrator of the Estate of JONATHAN PHILLIP BROWN, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

This instrument was acknowledged before me on this 1<sup>st</sup> day of March, 2021.

Rachael Weaver  
NOTARY PUBLIC



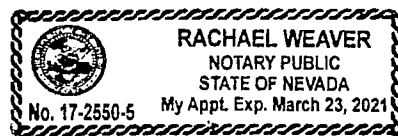
**ACKNOWLEDGEMENT**

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF DOUGLAS    )

On March 2<sup>nd</sup>, 2021, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared LUKE BROWN, Co-Administrator of the Estate of JONATHAN PHILLIP BROWN, and known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

This instrument was acknowledged before me on this 2<sup>nd</sup> day of March, 2021.

Rachael Weaver  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-16-510-090  
 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. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: Transfer of title recognizing the true status of ownership of the real property

5. Partial Interest: Percentage being transferred: 100.00 %

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 Ruthann Weaver Capacity Representative

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Kelly & Luke Brown  
 Address: 1363 Marlette Circle  
 City: Gardnerville  
 State: Nevada Zip: 89410

Print Name: Kelly Brown  
 Address: 432 Pine Nut Road  
 City: Coleville  
 State: California Zip: 96107

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Law office of Michaels, Rowe, Esq. Escrow # \_\_\_\_\_  
 Address: P.O. Box 7090  
 City: Minden State: Nevada Zip: 89423

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