

DOUGLAS COUNTY, NV
RPTT:\$1470.30 Rec:\$40.00
\$1,510.30 Pgs=2
04/09/2021 03:32 PM
2021-965276
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-21-510-178
R.P.T.T.	\$1,470.30
File No.:	1158089 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Bramwell, LLC, Series 1, a Nevada limited liability company,	
P.O Box 28	
Genoa, NV 89411	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Joseph E. Regan and Shirley J. Regan, Trustees of the Regan Living Trust dated November 11, 1993** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Bramwell, LLC, Series 1, a Nevada limited liability company, a series of Bramwell, LLC, a Nevada series limited liability company**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 268 of GARDENVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 8, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Regan Living Trust dated November 11, 1993


By: Joseph E. Regan Date: 4/9/21
Joseph E. Regan, Trustee

By: Shirley J. Regan Date: 4/9/21
Shirley J. Regan, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 9 day of April, 2021
By: Joseph E. Regan and Shirley J. Regan.

Signature: M. Bowlen
Notary Public

 M. BOWLEN
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 20-5990-05 - Expires November 13, 2024

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-21-510-178
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 377,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 377,000.00
 d. Real Property Transfer Tax Due \$ 1,470.30

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 *W Bowen* Capacity Escrow agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Joseph E. Regan and Shirley J. Regan,
Trustees of the Regan Living Trust
dated November 11, 1993
 Address: 1425 Stonegate Ct
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Bramwell, LLC, Series 1, a
Nevada limited liability company
 Address: P.O Box 28
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1158089 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410