

DOUGLAS COUNTY, NV
RPTT:\$1638.00 Rec:\$40.00
\$1,678.00 Pgs=3
04/29/2021 12:15 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P.N.: 1419-22-810-009
File No: 143-2621602 (mk)
R.P.T.T.: \$1,638.00

When Recorded Mail To: Mail Tax Statements To:
The Squires Family 1998 Trust
32 Sandy Creek Way
Navato , CA 94947

GRANT, BARGAIN and SALE DEED

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

Paul B. Brewer and Donna M. Brewer, husband and wife as community property

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

Randal E. Squires and Leslie K. Squires, Trustees of The Squires Family 1998 Trust,
dated October 12, 1998 and any amendments there to.

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

LOT 78 AS SHOWN ON THE FINAL MAP OF CANYON CREEK ESTATES, RECORDED AS DOCUMENT NO. 0697065 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AND AMENDED TO "CANYON CREEK ESTATES PHASE 2 BY THAT CERTIFICATE OF AMENDMENT RECORDED AS DOCUMENT NO. 0697842 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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.



Paul B. Brewer



Donna M. Brewer

STATE OF **NEVADA**)
 : **ss.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on _____ by
Paul B. Brewer and Donna M. Brewer.

Notary Public
(My commission expires: _____)

See Attached

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2621602.

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

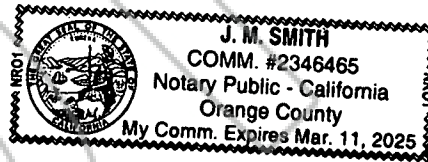
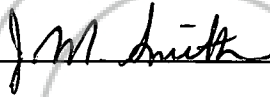
On April 8, 2021 before me, J. M. Smith, Notary Public, personally appeared

Paul B. Brewer and Donna M. Brewer, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



Notary name: J. M. Smith
Commission number: 2346465
Expires: 03-11-2025
County: Orange

Description of Attached Document

Grant, Bargain and Sale Deed

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-22-810-009
- 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: \$420,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$420,000.00
- d) Real Property Transfer Tax Due \$1,638.00

4. **If Exemption Claimed:**

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

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

Print Name: Paul B. Brewer and Donna M. Brewer
 Address: Po Box 6956
 City: Laguna Niguel
 State: CA Zip: 92607

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

Print Name: Randal Squires and Leslie Squires
 Address: 2951 Jacks Court
 City: Genoa
 State: NV Zip: 89411

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

Print Name: First American Title Insurance Company File Number: 143-2621602 mk/ et
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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