

DOUGLAS COUNTY, NV **2021-970918**
RPTT:\$3607.50 Rec:\$40.00
\$3,647.50 Pgs=2 **07/15/2021 11:21 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-34-510-007
R.P.T.T.	\$3,607.50
File No.:	1298270 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Randall McCullough and Joanne M. McCullough	
2776 Squires St.	
Minden, NV 89423	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **William W. Brown, Trustee of The William W. Brown 2013 Trust and Ann E. Brown, Trustee of The Ann E. Brown Trust** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Randall McCullough and Joanne M. McCullough, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 38 in Block 1, as set forth on the Final Subdivision Map LDA 01-069 for BRAMWELL HOMESTEAD, filed for record in the office of the Douglas County Recorder on August 12, 2002, in Book 802 of Official Records, at Page 3324, as Document No. 549307.

***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: July 9, 2021

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

William W. Brown 2013 Trust

By: *William W. Brown*
William W. Brown, Trustee

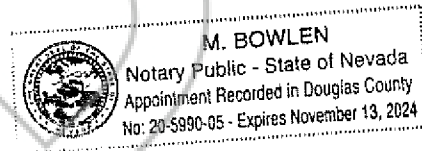
The Ann E. Brown Trust

By: *Ann E. Brown*
Ann E. Brown, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 14th day of July, 2021
By: William W. Brown and Ann E. Brown

Signature: *M. Bowlen*
Notary Public



**TATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-34-510-007
 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'/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 \$ 925,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 925,000.00
 d. Real Property Transfer Tax Due \$ 3,607.50

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 MBowlen Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: William W. Brown, Trustee of The William W. Brown 2013 Trust and Ann E. Brown, Trustee of The Ann E. Brown Trust
 Address: 2864 Squires Street
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Randall McCullough and Joanne M. McCullough
 Address: 2776 Squires St.
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1298270 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410