

DOUGLAS COUNTY, NV  
RPTT:\$7041.45 Rec:\$40.00  
\$7,081.45 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2022-986584**

**06/23/2022 11:31 AM**

WHEN RECORDED MAIL TO:  
Brandt Weibezahn  
Tiffani Tam Le Lu  
1118 Montecito Dr  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2202341-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1320-27-001-019  
R.P.T.T. \$7,041.45

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

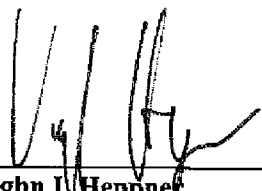
**THIS INDENTURE WITNESSETH:** That Vaughn L Heppner and Cyndi M Heppner, husband and wife, as joint tenants

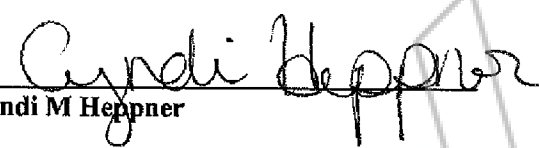
**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Brandt A Weibezahn and Tiffani Lu husband and wife as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

  
\_\_\_\_\_  
Vaughn L Heppner

  
\_\_\_\_\_  
Cyndi M Heppner


STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 6/22/2022  
by Vaughn L Heppner and Cyndi M Heppner

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02202341.

 **RISHELLE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 99-54931-6 - Expires April 10, 2023

Escrow No. 2202341-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 9 as set forth on the Final Subdivision Map PD #01-018 for GMG Development LLC, filed for record in the office of the Douglas County Recorder on January 30, 2002 in Book 0102, at Page 8899, as Document No. 533512, Official Records.

EXCEPTING THEREFROM all minerals, oil, gas and other hydrocarbons as deeded to Stock Petroleum Co. by Deed recorded March 13, 1980, in Book 380, at Page 1315, as Document No. 42677, Official Records of Douglas County, Nevada.

APN: 1320-27-001-019

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-27-001-019  
 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. a. Total Value/Sales Price of Property: \$ 1,805,373.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 1,805,373.00  
 d. Real Property Transfer Tax Due: \$ 7,041.45

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

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Vaughn L Heppner and Cyndi Heppner  
 Address: 1790 Ty Lane  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Brandt Weibezahn and Tiffani Lu  
 Address: 1118 Montecito Dr  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202341-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED