

APN: 1219-25-002-011  
Affix R.P.T.T. \$4,364.10

RECORDING REQUESTED BY:  
FIDELITY NATIONAL TITLE AGENCY OF  
NEVADA, INC.

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:  
THE HOWARD & VALERIE BROWN TRUST,  
DATED DECEMBER 8, 2016  
408 ARLENE MARIE LANE  
GARDNERVILLE, NV. 89460

ESCROW NO: 00129137-001-JH4

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Don F. Ahern and Carolyn Lee Ahern, Trustees of the Don F. and Carolyn Lee Ahern Living Trust 2008**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

**Howard Lee Brown and Valerie Hehn Brown, Trustees of the Howard & Valerie Brown Trust, dated December 8, 2016**

all that real property situated in the County of Douglas, State of NEVADA, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to: 

1. Taxes for the current fiscal year, paid current.
2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

Witness my/our hand(s) this 28<sup>th</sup> day of JUNE, 2022.

**SELLER:**

**The Don F. and Carolyn Lee Ahern  
Living Trust 2008**

*Don F. Ahern*, TRUSTEE  
Don F. Ahern, Trustee

*Carolyn Lee Ahern*, Trustee  
Carolyn Lee Ahern, Trustee

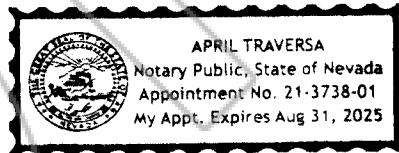
State of Nevada )  
County of Clark ) SS:

On this JUNE 28, 2022  
appeared before me, a Notary Public,  
Don F. Ahern and Carolyn Lee Ahern,  
Trustees

personally known or proven to me to  
be the person(s) whose name(s)  
is/are subscribed to the above  
instrument, who acknowledged that  
he/she/they executed the instrument  
for the purposes therein contained.

*[Signature]*  
Notary Public

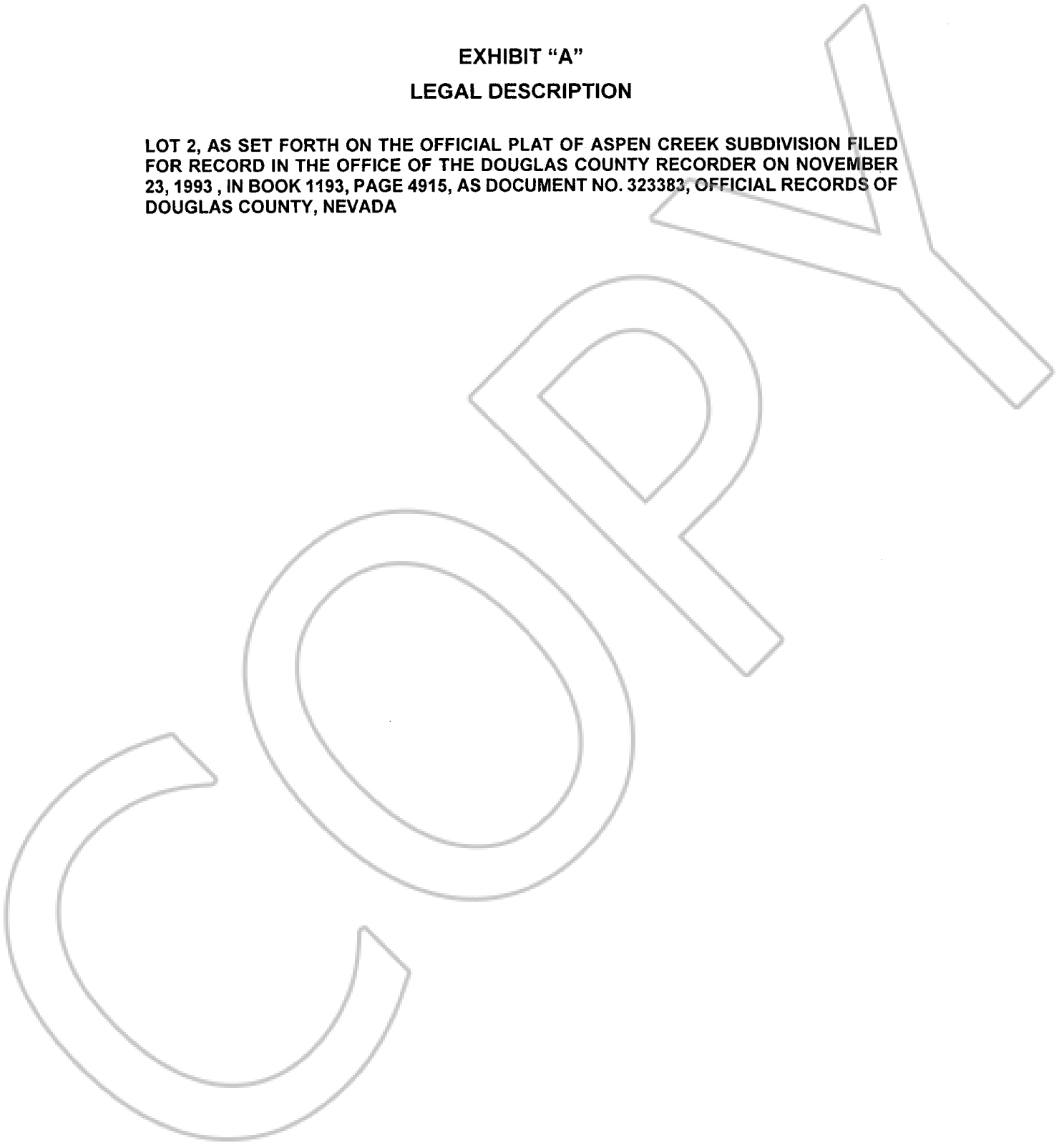
My commission expires: 8/31/25



**NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED  
FOR ESCROW NO.: 00129137-001JH4**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**LOT 2, AS SET FORTH ON THE OFFICIAL PLAT OF ASPEN CREEK SUBDIVISION FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON NOVEMBER 23, 1993 , IN BOOK 1193, PAGE 4915, AS DOCUMENT NO. 323383, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA**



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1219-25-002-011  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 1,119,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 1,119,000.00  
 d. Real Property Transfer Tax Due:                                \$ 4,364.10

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 *Don F. Ahern*, TRUSTEE Capacity Grantor  
 Signature \_\_\_\_\_ Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Don F. and Carolyn Lee Ahern Living Trust 2008  
 Address: 407 Tranquil Peak Ct.  
Henderson, NV 89012  
 City, State, Zip

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Howard & Valerie Brown Trust dated December 8, 2016  
 Address: 408 Arlene Marie Ln.  
Gardnerville, NV 89420  
 City, State, Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow No.: 00129137-001-JH4  
 Address: 500 N. Rainbow Blvd., Suite 100  
 City, State, Zip: Las Vegas, NV 89107

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED