

DOUGLAS COUNTY, NV **2022-987173**
RPTT:\$1950.00 Rec:\$40.00
\$1,990.00 Pgs=4 07/12/2022 09:59 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Aaron Brooks
Misty Brooks
3621 Cherokee
Carson City, NV 89705

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2202674-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.: 1419-01-801-021
R.P.T.T. \$1,950.00

SPACE ABOVE FOR RECORDER'S USE ONLY

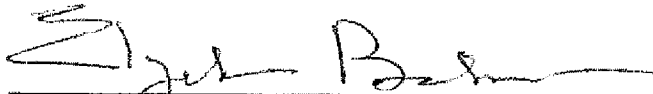
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Elizabeth Breshears, an unmarried woman
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Aaron Brooks and Misty Brooks, Husband and Wife as Joint
Tenants with right of survivorship

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.


Elizabeth Breshears

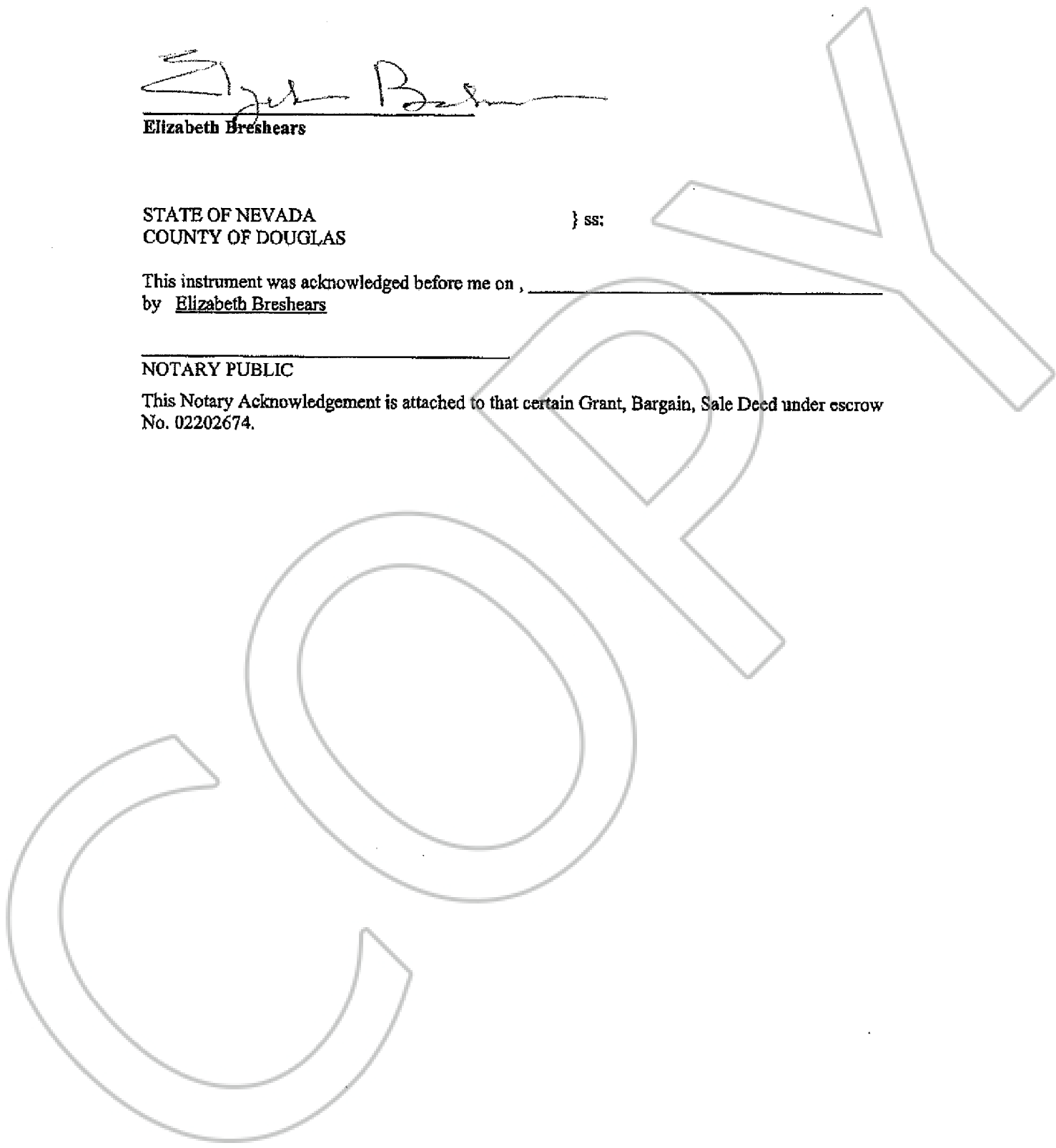
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on _____
by Elizabeth Breshears

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02202674.



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Alameda }

On July 1, 2022 before me, Felicia Y. Miller, Notary Public

personally appeared Elizabeth Breshears Name(s) of Signer(s)

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 [Handwritten Signature] Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document, Title or Type of Document: Current, Bargain, Sale Deed Document Date: July 1, 2022 Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s) Signer's Name: Signer's Name: Corporate Officer - Title(s): Partner - Limited General Individual Attorney in Fact Trustee Guardian or Conservator Other: Signer is Representing:

Escrow No. 2202674-RLT

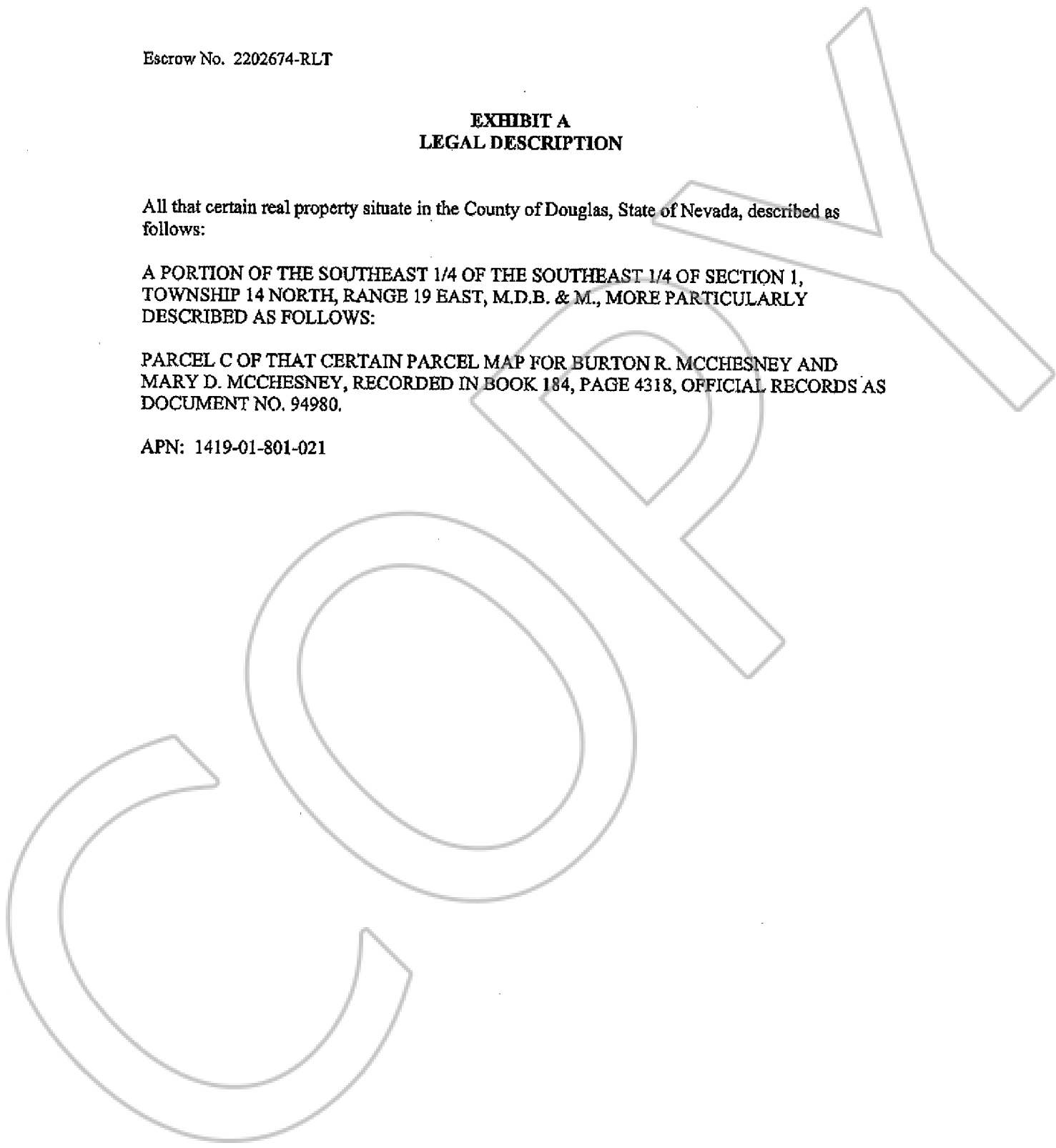
**EXHIBIT A
LEGAL DESCRIPTION**

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

A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1,
TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B. & M., MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

PARCEL C OF THAT CERTAIN PARCEL MAP FOR BURTON R. MCCHESENEY AND
MARY D. MCCHESENEY, RECORDED IN BOOK 184, PAGE 4318, OFFICIAL RECORDS AS
DOCUMENT NO. 94980.

APN: 1419-01-801-021



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1419-01-801-021
 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: \$ 500,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 500,000.00
 d. Real Property Transfer Tax Due: \$ 1,950.00

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 _____ Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Elizabeth Breshears
 Address: 1502 E Street #10
 City: Hayward
 State: CA Zip: 94541

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Aaron Brooks and Misty Brooks
 Address: 3621 Cherokee
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202674-020-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