

A.P.N.: 1418-11-410-004  
R.P.T.T.: \$3,324.75



KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:  
Elizabeth Russ  
PO Box 481  
Glenbrook, NV 89413

WHEN RECORDED MAIL DOCUMENT  
SAME AS ABOVE

AND TAX BILL TO:  
SAME AS ABOVE

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GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Elizabeth Russ, an unmarried woman

hereby GRANT(S) to Elizabeth Russ as to undivided 50% interest and Gregory Todd  
Ehlers, an unmarried man as to undivided 50% interest

the real property situates in the County of Douglas, State of Nevada, described as  
follows;

Lot 21, as shown on the map of Glenbrook Unit No. 1, filed in the office of the County Recorder or  
Douglas County, on June 1, 1977, as Document No. 9693.

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.

Dated: 7/21/22

Elizabeth Russ  
Elizabeth Russ

State of Nevada  
County of Douglas )<sup>ss</sup>

On July 21, 2022, before me, Kathleen Lippiatt, a Notary Public,

personally appeared Elizabeth Russ personally known to me (or 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Kathleen Lippiatt [seal]



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-11-410-004  
 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. Total Value/Sales Price of Property: \$ 1,704,763.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0.00 )  
 Transfer Tax Value: \$ 852,382.00  
 Real Property Transfer Tax Due: \$ 3,324.75

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 50 %

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 Elizabeth Russ Capacity GRANTOR  
 Signature Todd Ehlers Capacity GRANTEE

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

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

Print Name: Elizabeth Russ  
 Address: Po Box 481  
 City: Glenbrook  
 State: NV Zip: 89413

Print Name: Elizabeth Russ and Gregory Todd Ehlers  
 Address: Po Box 481  
 City: Glenbrook  
 State: NV Zip: 89413

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

Print Name: STEVE'S DEEDS Escrow # Russ  
 Address: BOX 11506  
 City: ZEPHYR COVE State: NV Zip: 89448