

DOUGLAS COUNTY, NV **2022-988328**  
RPTT:\$2944.50 Rec:\$40.00  
\$2,984.50 Pgs=2 **08/11/2022 01:51 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1220-24-601-049
<b>R.P.T.T.</b>	\$2,944.50
<b>File No.:</b>	1700868 WLD
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Larry Edward Brown and Stacie Leigh Brown	
12617 Caspian Ct.	
Corona, CA 92880	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Shirley J. Blume, surviving joint tenant** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Larry Edward Brown and Stacie Leigh Brown, husband and wife, as Community Property with Right 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:

Parcel A-2 as shown on Final Parcel Map FPM-1012 for Hill Family Trust, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 2, 1995 in Book 895 at Page 271 as Document No. 367422, Official Records.

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: June 15, 2022

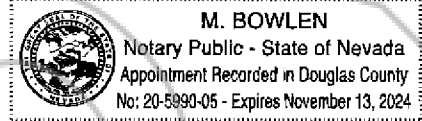
SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Shirley J. Blume  
Shirley J. Blume

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 20<sup>th</sup> day of July, 2022  
By: Shirley J. Blume

Signature: M. Bowlen  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-24-601-049  
 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  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 755,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 755,000.00  
 d. Real Property Transfer Tax Due                              \$ 2,944.50

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 M Bowden Capacity ESCROW OFFICER  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Shirley J. Blume  
 Address: 6858 Adrienne Arbor Dr.  
 City: Spring  
 State: TX Zip: 77389

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Larry Edward Brown and Stacie Leigh Brown  
 Address: 12617 Caspian Ct.  
 City: Corona  
 State: CA Zip: 92880

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1700868 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410