

DOUGLAS COUNTY, NV **2022-988821**
RPTT:\$8872.50 Rec:\$40.00
\$8,912.50 Pgs=4 **08/25/2022 01:32 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1318-23-611-006
R.P.T.T.	\$8,872.50
File No.:	1773366 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Bobbie Brown	
12675 West Carolyn Lane	
Tucson, AZ 85735	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Ronald J. Dirkes and Bill Steinman, Co-Administrators of the Estate of Thomas J. Dirkes, deceased pursuant to the Letters of Administration, Probate Case No. 2022-PB-0030, a certified copy recorded concurrently herewith,** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Bobbie Brown, an unmarried man,** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 6, Block A, as shown on the map of FOOTHILL ESTATES SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on November 13, 1962, as Document No. 21266.


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: August 25, 2022

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

The Estate of Thomas J. Dirkes

Ronald J. Dirkes, Co-Administrator



Bill Steinman, Co-Administrator

State of _____)

) ss

County of _____)

This instrument was acknowledged before me on the _____ day of _____, 2022

By: Ronald J. Dirkes and Bill Steinman, Co-Administrators of The Estate of Thomas J. Dirkes

Signature: _____

Notary Public

ACKNOWLEDGMENT

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 EL DORADO)

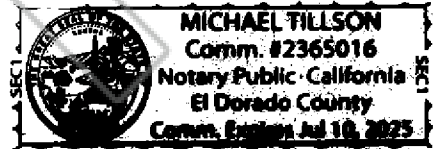
On 8-18-2022 before me, MICHAEL TILLSON
(insert name and title of the officer)

personally appeared BILL STEINMAN,
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  (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-611-006
 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 \$ 2,275,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 2,275,000.00
 d. Real Property Transfer Tax Due \$ 8,872.50

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 Ronald J. Dirkes Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ronald J. Dirkes and Bill Steinman, Co-Administrators of The Estate of Thomas J. Dirkes
 Address: 2500 65th Ave NE
 City: Sauk Rapids
 State: MN Zip: 56379

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Bobbie Brown
 Address: 12675 West Carolyn Lane
 City: Tucson
 State: AZ Zip: 85735

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1773366 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED