

DOUGLAS COUNTY, NV **2022-988879**  
RPTT:\$2135.25 Rec:\$40.00  
\$2,175.25 Pgs=4 **08/26/2022 11:38 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1220-22-110-039
<b>R.P.T.T.</b>	\$2,135.25
<b>File No.:</b>	1647017 sa
<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>	
Karen Marie Toth	
7825 Cranford Lane	
Dublin, CA 94568	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Gerald A. Brown, an unmarried man who acquired title as a married man and Jeffrey A. Brown, a married man as his sole and separate property as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Karen Marie Toth, a single woman** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

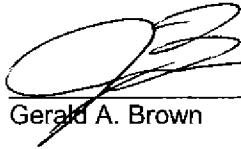
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 36, as shown on the Official Map of GARDNERVILLE RANCHOS UNIT NO. 5, filed for record in the office of the Douglas County Recorder, State of Nevada on November 4, 1970, in Book 80, Page 675, as Document No. 50056, 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: 8-22-2022

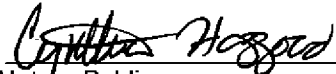
SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

  
\_\_\_\_\_  
Gerald A. Brown

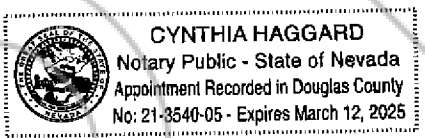
\_\_\_\_\_  
Jeffrey A. Brown

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 22 day of Aug, 2022  
By: Gerald A. Brown

Signature:   
\_\_\_\_\_  
Notary Public

My Commission Expires: 3/12/2025



State of \_\_\_\_\_ )  
 ) ss  
County of \_\_\_\_\_ )

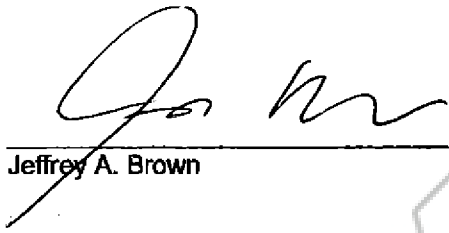
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
By: Jeffrey A. Brown

Signature: \_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Gerald A. Brown

Jeffrey A. Brown



State of \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2022  
By: Gerald A. Brown

Signature: \_\_\_\_\_  
Notary Public

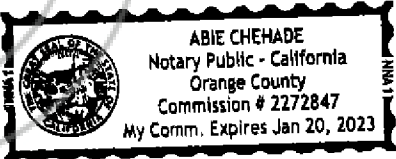
My Commission Expires: \_\_\_\_\_

State of California )  
County of Orange ) ss

This instrument was acknowledged before me on the 20 day of August, 2022  
By: Jeffrey A. Brown

Signature: Abie Chehade  
Notary Public

My Commission Expires: 1-20-23.



## 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 orange )

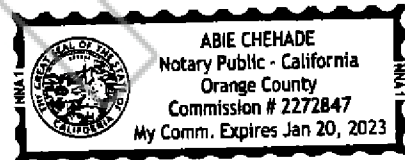
On 8-20-22 before me, Abie Chehade, notary public  
(insert name and title of the officer)

personally appeared Jeffrey Brown,  
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 Abie Chehade (Seal)  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-22-110-039  
 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    \$ 547,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 547,500.00  
 d. Real Property Transfer Tax Due    \$ 2,135.25

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 GA Capacity \_\_\_\_\_ Grantor ESCROW  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Gerald A. Brown and Jeffrey A. Brown  
 Address: 956 Bar J. Road  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Karen Marie Toth  
 Address: 7825 Cranford Lane  
 City: Dublin  
 State: CA Zip: 94568

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1647017 sa  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410