

A.P.N.: 1022-12-002-005  
File No: None  
R.P.T.T.: \$-0- #5



SHAWNYNE GARREN, RECORDER E05

When Recorded Mail To: Mail Tax Statements To:

Kenneth A. Vandervort and Karen D. Vandervort  
4255 State Route 208  
Wellington, NV 89444

### ***GRANT, BARGAIN and SALE DEED***

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Darlene G. Brown, Kenneth A. Vandervort and Karen D. Vandervort, husband and wife,  
all as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Kenneth A. Vandervort and Karen D. Vandervort, husband and wife, as joint tenants  
with right of survivorship.

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

**See attached Exhibit "A" for full legal description**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.


*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.

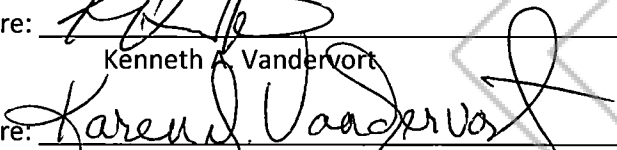
Date: 10-27-2023

# ACKNOWLEDGMENT

State of \_\_\_\_\_

County of \_\_\_\_\_

Signature:   
Kenneth A. Vandervort

Signature:   
Karen D. Vandervort

Signature:   
Kolleen B. Wells POA for Darlene G. Brown

This instrument was acknowledged before me on this:

\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

By: **Kenneth A. Vandervort and Karen D. Vandervort and Kolleen B. Wells, POA for Darlene G. Brown.**

\_\_\_\_\_  
[Signature of Notarial Officer]

Notary Stamp

\* loose  
certificates  
attached \*

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual(s) who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

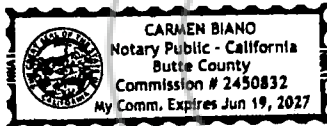
State of California }  
County of Butte }

On 10-27-2023 before me, Carmen Bianco, Notary Public,  
personally appeared Kolleen B. Wells, as attorney in fact for Darlene G. Brown, Kenneth A. Vandervort and Karen D. Vandervort.

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 (Grant, Bargain and Sale Deed) 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 Carmen Bianco

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

## Description of attached document

Title or type of document:

Grant, Bargain and Sale Deed

Document Date: 10-27-2023 Number of Pages: 4

Signer(s) Other than Named Above: None

### Exhibit "A"

A parcel of land lying wholly within the Southwest 1/4 of Section 12, Township 10 North, Range 22 East, M.D.B.&M., more particularly described as follows:

BEGINNING at a point in the southerly line of State Highway Route #3, as described in Deed to State of Nevada, recorded February 16, 1961, in Book 5 of Official Records of Douglas County, Nevada at Page 209 from which point the Southwest corner of Section 12, Township bears South 77°36'17" West 1,312.67 (shown of record as South 77°02'40" East), and the South 00°29'20" East 323.43 feet; thence from the point of beginning along the southerly line of said highway North 77°36'17" East 361.90 feet; thence leaving said right of way South 01°17'40" East 648.68 feet to the South line of said Section 12; thence westerly along said section line South 88°48'20" West 355.01 feet; thence leaving said section line North 01°11'40" West 578.38 feet to the point of beginning.

*Legal Description previously shown in  
Document 2017-894362.*

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number (s)  
 a) 102212002005  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified POA</u>	

3. a) Total Value/Sales Price of Property \$0.00  
 b) Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c) Transfer Tax Value: \$0.00  
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090. Section: #5  
 b. Explain reason for exemption: Parent changing title to daughter and son in law to title without consideration.

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: Kolleen B. Wells, POA for Darlene G. Brown Capacity: Grantor  
 (Kolleen B. Wells, Power of Attorney for Darlene G. Brown)

Signature: [Signature] Capacity: Grantor  
 (Kenneth A. Vandervort)

Signature: [Signature] Capacity: Grantor  
 (Karen D. Vandervort)

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

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

Print Name: Darlene G. Brown and  
Kenneth A. Vandervort and  
Karen D. Vandervort

Print Name: Kenneth A. Vandervort and  
Karen D. Vandervort

Address: 4255 State Route 208  
 City: Wellington, NV 89444

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

Print Name: None File Number: None/  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_