

DOUGLAS COUNTY, NV **2023-993651**
RPTT:\$3022.50 Rec:\$40.00
\$3,062.50 Pgs=3 **02/06/2023 10:27 AM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Darla A Brown
Timothy A Brown
2461 Genoa Springs Court
Genoa, NV 89411

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2204872-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1319-03-811-006
R.P.T.T. \$3,022.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Praedium Partners, LLC, a Pennsylvania limited liability company

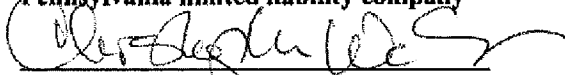
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Darla A Brown and Timothy A Brown wife and husband as joint tenants with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.


Signature and notary acknowledgement on page two.

**Praedium Partners, LLC, a
Pennsylvania limited liability company**


Christopher Weiler, Partner

STATE OF ~~NEVADA~~ Pennsylvania) ss:
COUNTY OF ~~DOUGLAS~~ Monroe

This instrument was acknowledged before me on, January 27 2023
by Christopher Weiler


NOTARY PUBLIC EMORI BROWN

Commonwealth of Pennsylvania - Notary Seal
EMORI BROWN - Notary Public
Monroe County
My Commission Expires February 8, 2025
Commission Number 1386144

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02204872.

Escrow No. 2204872-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Lot 6, Block A, as shown on the official plat of GENOA LAKES PHASE 2, a Planned Unit Development, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 2, 1994, in Book 694, Page 202, as File No. 338683, Official Records.

PARCEL 2:

An Exclusive Use and Landscape Easement described as follows:

Commencing at the Southwesterly corner of Unit 6 as shown on the Final Map for Genoa Lakes Phase 2 Planned Unit Development Document No. 338683 of Douglas County Recorder's Office, said point bears North 36°45'52" West, 158.47 feet from Tie Point 'D' as shown on the Genoa Lakes Phase 2 Final Map; thence North 07°54'02" West, along the Westerly line of said Unit 6, 56.33 feet to the TRUE POINT OF BEGINNING; thence North 07°54'02" West, 33.67 feet; thence North 86°58'59" East, 52.86 feet; thence South 70°57'47" East, 46.98 feet; thence South 18°36'27" West, 55.00 feet; thence South 82°05'58" West, 15.00 feet to a point on the Easterly line of Unit 6 being amended to the Typical House Plan 3 as shown on said Genoa Lakes Phase 2 Final Map; thence along the Easterly and Northerly boundary lines of said amended Unit 6 the following 8 courses:

1. North 07°54'02" West, 63.00 feet;
2. South 82°05'58" West, 2.33 feet;
3. North 07°54'02" West, 2.00 feet;
4. South 82°05'58" West, 12.50 feet;
5. South 07°54'02" East 2.00 feet;
6. South 82°05'58" West, 2.33 feet;
7. South 07°54'02" East, 21.67 feet;
8. South 82°05'58" West, 37.83 feet to the TRUE POINT OF BEGINNING.

APN: 1319-03-811-006

Note: Document No. 779154 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-03-811-006
 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
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 775,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 775,000.00
 d. Real Property Transfer Tax Due: \$ 3,022.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 [Signature] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Prædium Partners, LLC, a Pennsylvania limited liability company
 Address: 1861 Santa Barbara Drive
 City: Lancaster
 State: PA Zip: 17601

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Darla A Brown & Timothy A Brown
 Address: 2461 Genoa Springs Court
 City: Genoa NV 89411
 State: Zip:

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02204872-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED