

A.P.N. No.:	1220-22-210-066
R.P.T.T.	#5
File No.:	1815710 sa
Recording Requested By:	
	Stewart Title Company
Mail Tax Statements To:	<i>Same as below</i>
	When Recorded Mail To:
	Jeffrey Brown
	215 Abalone Avenue
	Newport Beach, CA 92662

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Victoria Brown, Spouse of Grantee for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Jeffrey A. Brown, A married man as his sole and separate property, 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 693, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

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: 2/23/23

[Signature]
Victoria Brown

State of California)
County of Orange) ss

This instrument was acknowledged before me on the 23rd day of February, 2023
By: Victoria Brown

Signature: [Signature]
Notary Public

My commission expires: 7-14-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-22-210-066
- 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

\$ _____

b. Deed in Lieu of Foreclosure Only (value of property)

\$ _____

c. Transfer Tax Value:

\$ _____

d. Real Property Transfer Tax Due

\$ _____

4. **If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section #5

b. Explain Reason for Exemption: Spouse deeding off with no consideration

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 *Victoria Brown*
Victoria Brown

Capacity *Escrow*

Signature _____

Capacity _____

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

Print Name: Victoria Brown
Address: 215 Abalone Avenue
City: Newport Beach
State: CA 92662

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

Print Name: Jeffrey A. Brown
Address: 215 Abalone Avenue
City: Newport Beach
State: CA 92662

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

Print Name: Stewart Title Company
Address: 1362 Hwy 395, Suite 109
City: Gardnerville

Escrow # 1815710 sa
State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED