

DOUGLAS COUNTY, NV **2023-994252**
 RPTT:\$1673.10 Rec:\$40.00
 \$1,713.10 Pgs=3 02/24/2023 11:41 AM
 STEWART TITLE COMPANY - NV
 SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-22-210-066
R.P.T.T.	\$1,673.10
File No.:	1815710 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Darren Vega and Heidi Esh	
843 Bluerock Road	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Gerald A. Brown aka Gerald Anthony Brown, an unmarried man who acquired title as a married man as his sole and separate property, 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 **Heidi Esh a single woman and Darren Vega a single man as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

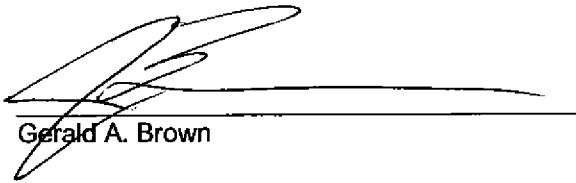
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

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.

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: Feb 23 2023

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


Gerald A. Brown

Jeffrey A. Brown

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Jeffrey A. Brown

Signature: _____
Notary Public

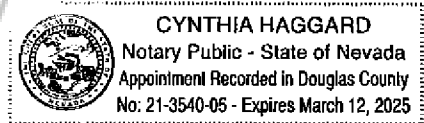
My Commission Expires: _____

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 23 day of February, 2023
By: Gerald A. Brown

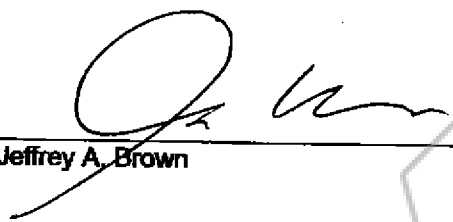
Signature: Cynthia Haggard
Notary Public

My Commission Expires: 3/12/2025



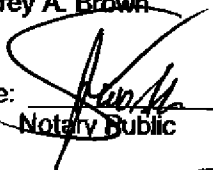
Gerald A. Brown

Jeffrey A. Brown



State of California)
County of Orange) ss

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

Signature: 
Notary Public

My Commission Expires: 7-14-2025



State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2023
By: Gerald A. Brown

Signature: _____
Notary Public

My Commission Expires: _____

**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 \$ 429,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 429,000.00
 d. Real Property Transfer Tax Due \$ 1,673.10

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 *Gerald A. Brown* Capacity Grantor
 Signature _____ Capacity 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: Darren Vega and Heidi Esh
 Address: 843 Bluerock Road
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1815710 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED