

DOUGLAS COUNTY, NV  
RPTT:\$2301.00 Rec:\$40.00  
\$2,341.00 Pgs=3

**2023-997871**  
**06/23/2023 01:08 PM**

SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

**A.P.N.: 1219-15-001-055**

**RECORDING REQUESTED BY:**  
**Signature Title Company LLC**  
**212 Elks Point Road, Suite 445, P.O. Box 10297**  
**Zephyr Cove, NV 89448**

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

**Ryan L. Hertel and Breann R. Hertel**  
**3501 Pinecrest Ave**  
**South Lake Tahoe, CA 96150**

**Escrow No.: ZC3563-JL**

RPTT \$2,301.00

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

THIS INDENTURE WITNESSETH: That

**Larry B. Broyles and Mary Geneva Broyles, husband and wife as community property**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Breann R. Hertel and Ryan L. Hertel, Wife and Husband as Joint Tenants With Right of Survivorship**

all that real property in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

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

**Signature Page attached and made a part hereof.**

Larry B. Broyles  
Larry B. Broyles

Mary Geneva Broyles  
Mary Geneva Broyles

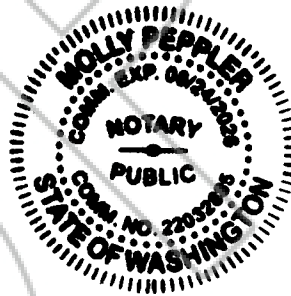
STATE OF Washington } ss:  
COUNTY OF Kittitas

This instrument was acknowledged before me on 06/08/2023

by ~~Molly Pepler~~ Larry Broyles & Mary Broyles

Molly Pepler (seal)  
Notary Public

My commission expires 8/24/2024



**EXHIBIT A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,  
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 74, as shown on the Official Map of SHERIDAN ACRES UNIT NO. 2, filed for record in the  
office of the County Recorder of Douglas County, Nevada on October 14, 1968, Book 62, Page 551,  
as File No. 42594.

APN: 1219-15-001-055



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1219-15-001-055
- 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 RECORDER'S OPTIONAL USE ONLY**

Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$590,000.00  
Transfer Tax Value \$590,000.00  
Real Property Transfer Tax Due: \$2,301.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**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 [Signature]

~~Grantor~~ Agent

Signature [Signature]

Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: Larry B. Broyles  
Address: 863 Bollen Circle  
Gardnerville, NV 89460

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Breann R. Hertel  
Address: 3501 PINECREST AVE  
SOUTH LAKE TAHOE GA 96150

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

Print Name: Signature Title Company LLC Escrow #: ZC3563-JL  
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**