DOUGLAS COUNTY, NV RPTT:\$1092.00 Rec:\$40.00

2024-1004545

\$1,132.00 Pgs=2

02/07/2024 09:38 AM

TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO: Sterling Brooke Investments, LLC, a Nevada limited liability company 1329 Hwy 395 N Ste 10-102 Gardnerville, NV 89410

MAIL TAX STATEMENTS TO: SAME AS ABOVE

Escrow No. 2400191-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.: 1220-22-410-197 R.P.T.T. \$1,092.00 SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Elizabeth Hulme and Ronald Hulme, Wife and Husband as joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Sterling Brooke Investments, LLC, a Nevada limited liability company

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

Lot 806 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374 at Page 676 as Document No. 72456.

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

Signature and notary acknowledgement on page two.

Elizabeth Hulme Ronald Hulme

STATE OF NEVADA COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, Feb 157 2024 by Elizabeth Hulme and Ronald Hulme

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02400191.

STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Number(s)	\ \
a.	1220-22-410-197	
b.		
C.		
d.	•	
2.	Type of Property:	
a.	□ Vacant Land b. ✓ Single Fam	n. Res. FOR RECORDERS OPTIONAL USE ONLY
C.	☐ Condo/Twnhse d. ☐ 2-4 Plex	Book Page
e.	☐ Apt. Bldg f. ☐ Comm'i/Inc	Bate of recording:
g.	☐ Agricultural h. ☐ Mobile Hor	ne Notes:
i.	Other	
3. a.	Total Value/Sales Price of Property:	\$ 280,000.00
b.	Deed in Lieu of Foreclosure Only (value of pr	
C.	Transfer Tax Value	\$ 280,000.00
d.	Real Property Transfer Tax Due:	\$ 1,092.00
4.	If Exemption Claimed	
a. Transfer Tax Exemption, per NRS 375.090, Section		
	b. Explain Reason for Exemption:	
5.	Partial Interest: Percentage being transferred	d: <u>%</u>
375.110 by docu that dis of 10%	0, that the information provided is correct to the umentation if called upon to substantiate the in- allowance of any claimed exemption, or other or	penalty of perjury, pursuant to NRS 375.060 and NRS best of their information and belief, and can be supported formation provided herein. Furthermore, the parties agree letermination of additional tax due, may result in a penalty Pursuant to NRS 375.030, the Buyer and Seller shall be wed.
Signa	00.000	Capacity 1790+
Signa	ture 3	Capacity
Olgric		
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
/	(REQUIRED)	(REQUIRED)
		Print Name: Sterling Brooke Investments, LLC, a Nevada limited liability company
Address: 415 Vardon Circle		Address: 1329 Hwy 395 N Suite 10-102
		City: Gardnerville
State: CA Zip: 92545 State		State: NV Zip: 89410
Print N	COMPANY/PERSON REQUESTING REC Name: Ticor Title of Nevada, Inc.	CORDING (Required if not Seller or Buyer) Escrow No.: 02400191-020-RLT
Address: 1483 US Highway 395 N, Suite B		
City, State, Zip: Gardnerville, NV 89410		
770		

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Printed: 2/7/2024 8:29 AM by LD Escrow No.: 02400191-020-RLT