

DOUGLAS COUNTY, NV  
RPTT:\$1170.00 Rec:\$40.00  
\$1,210.00 Pgs=3

**2024-1004567**

**02/08/2024 09:36 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1121-26-000-005  
R.P.T.T.: \$1,170.00  
Escrow No.: 23038923-SA  
When Recorded Return To:  
Veronique Brochu  
501 Silver Beach Ave  
Daytona Beach Shores, FL 32118

Mail Tax Statements to:  
Veronique Brochu  
501 Silver Beach Ave  
Daytona Beach Shores, FL 32118

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Todd M. Loiselle, a single man**

do(es) hereby Grant, Bargain, Sell and Convey to

**Veronique Brochu, an unmarried woman**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 31 day of January, 2024.

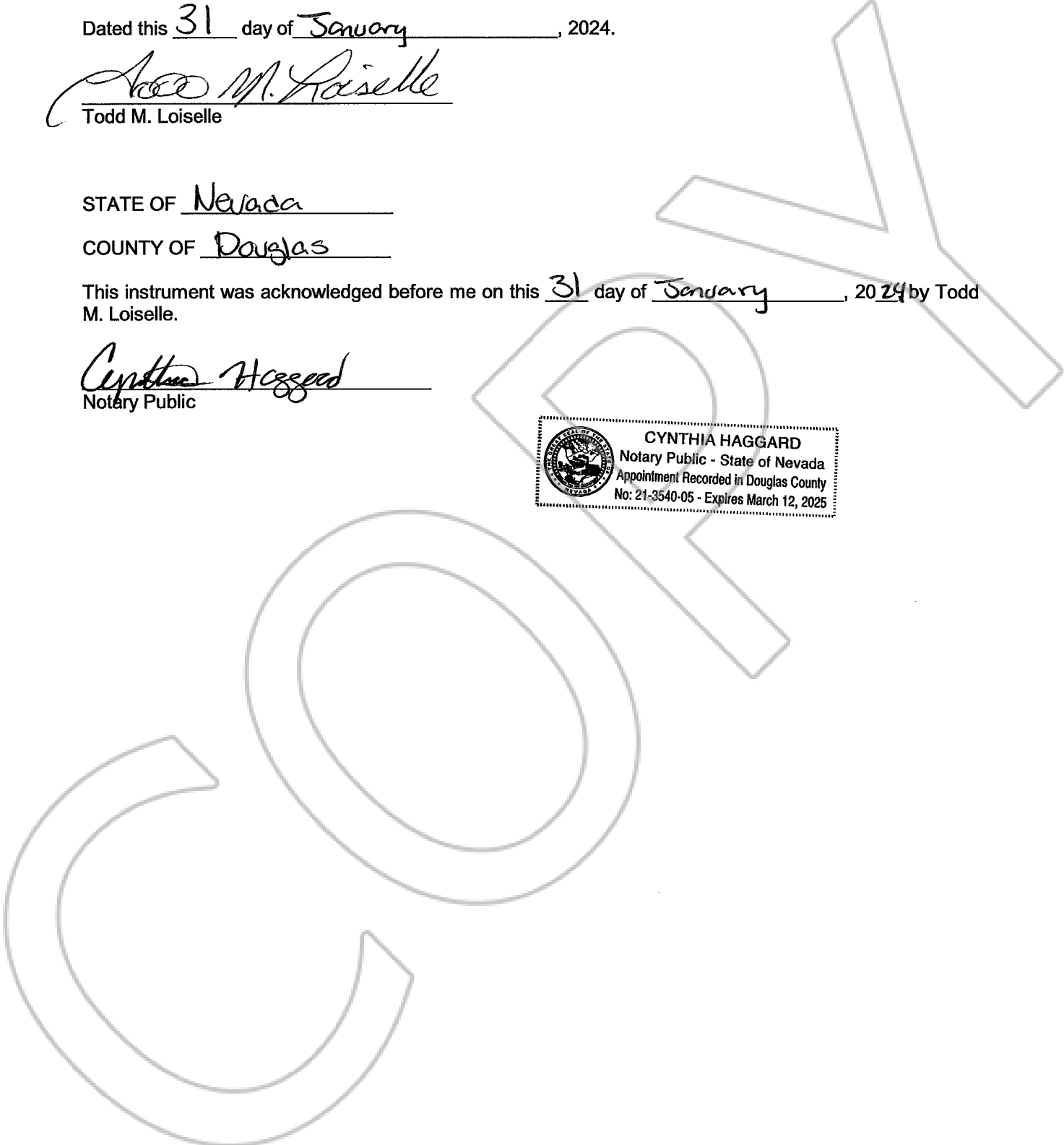
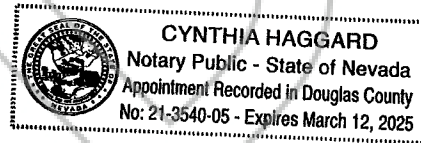
Todd M. Loiselle  
Todd M. Loiselle

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on this 31 day of January, 2024 by Todd M. Loiselle.

Cynthia Haggard  
Notary Public



## EXHIBIT "A"

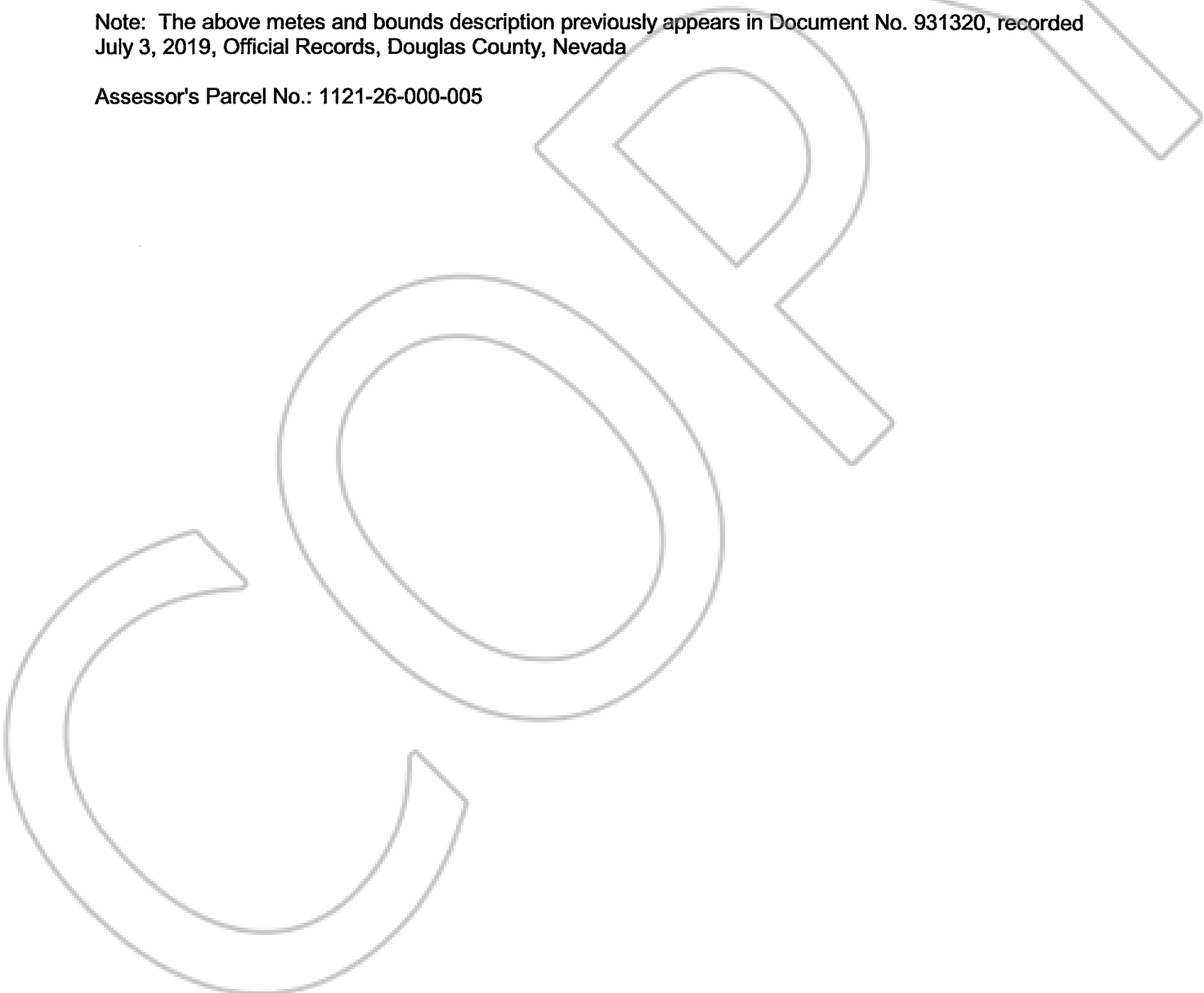
A parcel of land located within the Southwest 1/4 of Section 26, Township 11 North, Range 21 East, M.D.B.&M., described as follows:

Beginning at the Southwest corner of Section 26, Township 11 North, Range 21 East, M.D.B.&M., thence North  $0^{\circ} 35' 21''$  East a distance of 1,354.35 feet; thence South  $89^{\circ} 58' 48''$  East a distance of 1,324.96 feet; thence South  $26^{\circ} 23' 36''$  West a distance of 2,991.95 feet; thence North  $0^{\circ} 22' 58''$  West a distance of 1,326.29 feet to the point of beginning.

Said parcel being further shown as Parcel 1 on Record of Survey/Boundary Line Adjustment recorded January 3, 1991, in Book 191, Page 254, as Document No. 242228, Official Records of Douglas County, State of Nevada

Note: The above metes and bounds description previously appears in Document No. 931320, recorded July 3, 2019, Official Records, Douglas County, Nevada

Assessor's Parcel No.: 1121-26-000-005



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1121-26-000-005  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$299,999.99  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$299,999.99  
 d. Real Property Transfer Tax Due: \$1,170.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Cynthia Haggard* Capacity: Grantor Escrow  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

Print Name: Todd M. Loiselle  
 Address: P.O Box 33  
 City: Olancha  
 State: CA Zip: 93549

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

Print Name: Veronique Brochu  
 Address: 501 Silver Beach Ave  
 City: Daytona Beach Shores  
 State: Florida Zip: 32118

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038923-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED