

DOUGLAS COUNTY, NV **2024-1004817**
RPTT:\$838.50 Rec:\$40.00
\$878.50 Pgs=3 **02/16/2024 11:13 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1420-07-817-029
R.P.T.T.	\$ 838.50
File No.:	2241327 KB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Huckleberry Corp., a Nevada Corporation	
75 McCabe Dr., #19285	
Reno, NV 89511	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Patricia Brown, a widow

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

Huckleberry Corp., a Nevada Corporation

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

See Exhibit "A" attached hereto and made a part hereof.

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: 02/13/2024

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

Patricia Brown
Patricia Brown

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 13 day of February, 2024
By: Patricia Brown *x*

Signature: Donna Peacocke
Notary Public

My Commission Expires: 7-27-25

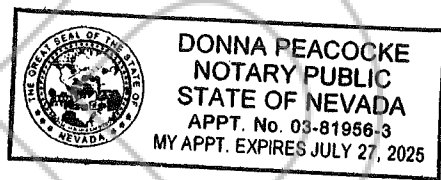
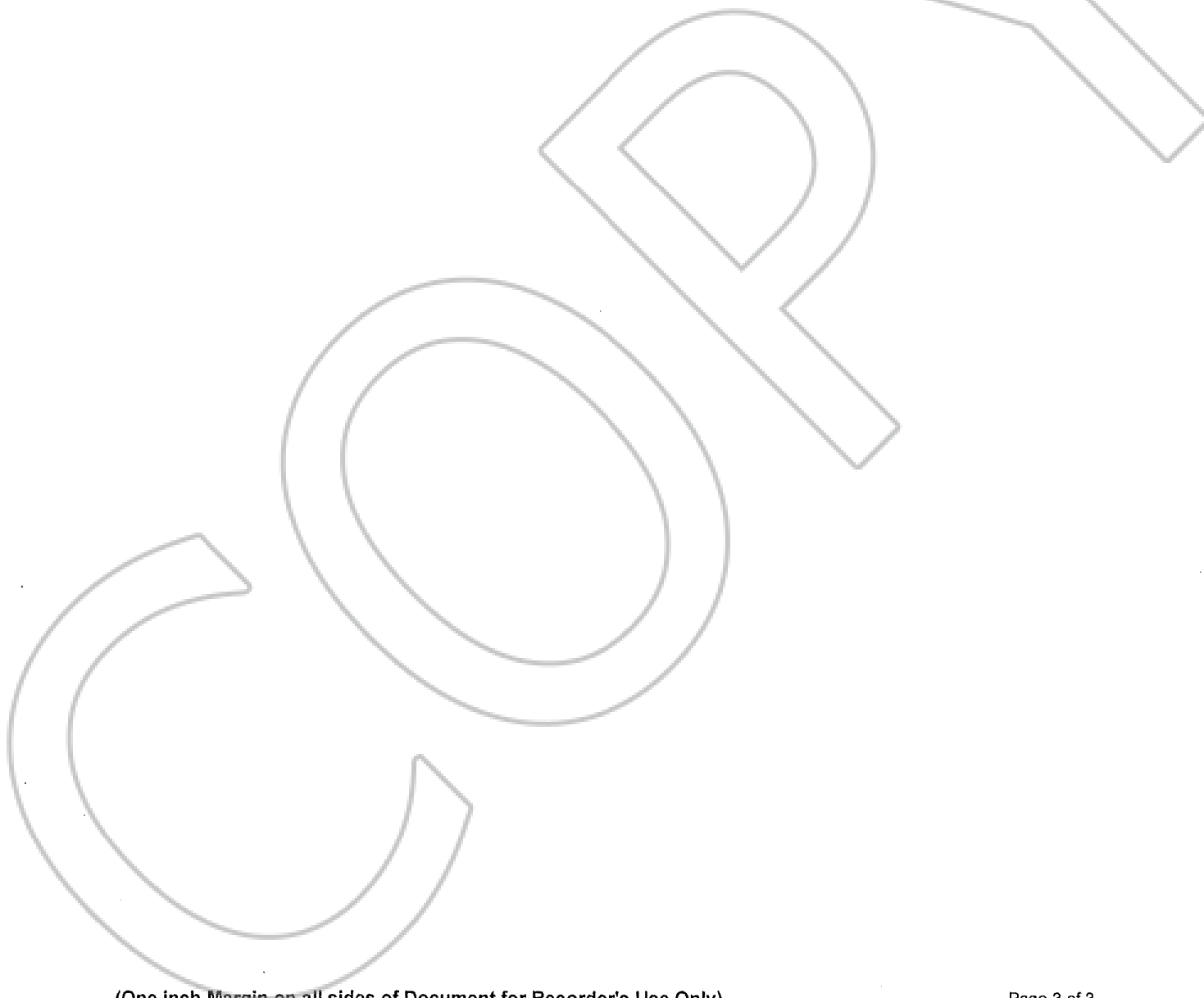


EXHIBIT "A"
LEGAL DESCRIPTION

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

Lot 20, in Block C, of IMPALA MOBILE HOME ESTATES, UNIT NO. 1, according to the Map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 11, 1978, in Book 578 of Maps, Page 708, as File No. 20555.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-817-029
 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 \$ 215,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 215,000.00
 d. Real Property Transfer Tax Due \$ 838.50

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 _____ Capacity Grantor
 Signature [Handwritten Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Patricia Brown
 Address: 913 Vassar Street
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Huckleberry Corp., a Nevada Corporation
 Address: 75 McCabe Dr., #19285
 City: Reno
 State: NV Zip: 89511

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

Print Name: Stewart Title Company Escrow # 2241327 KB
 Address: 540 W Plumb Ln, Suite 100
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED