

A.P.N.: 1320-33-230-005
File No: 143-2670537 (et)
R.P.T.T.: \$2,437.50

When Recorded Mail To: Mail Tax Statements To:
Nathan Dean Aschenbrenner and Sydney A. Aschenbrenner
1232 Heybourne Road
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Andrew Hickman and Tammy R. Hickman, husband and wife as community property

do(es) hereby *GRANT, BARGAIN and SELL* to

Nathan Dean Aschenbrenner and Sydney A. Aschenbrenner, husband and wife as joint tenants with right of survivorship

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

LOT 101 OF THE FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 HEYBOURNE MEADOWS (FKA THE RANCH AT GARDNERVILLE) PHASE IIE, RECORDED JULY 24, 2018, AS DOCUMENT NO. 2018-917168, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.


Andrew Hickman
Andrew Hickman

Tammy R. Hickman
Tammy R. Hickman

STATE OF **NEVADA**)
)
) : **ss.**
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on February 14, 2024 by **Andrew Hickman and Tammy R. Hickman.**

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-26)

 **MARSY LINN HARRELL**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 22-7504-05 - Expires June 10, 2026

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2670537.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-33-230-005
- 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
- i) Other _____

FOR RECORDERS OPTIONAL USE

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$625,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$625,000.00
- d) Real Property Transfer Tax Due \$2,437.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]

Capacity: Agent

Signature: _____

Capacity: _____

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

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

Print Name: Andrew Hickman and Tammy R.

Print Name: Nathan Dean
Aschenbrenner and
Sydney A. Aschenbrenner

Address: Hickman

Address: 1232 Heybourne Road

Address: 3554 Village Walk Drive

City: Bryant

City: Gardnerville

State: AR Zip: 72022

State: NV Zip: 89410

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

Print Name: First American Title Insurance

File Number: 143-2670537 et/ et

Address: Company

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)