

DOUGLAS COUNTY, NV

2024-1009786

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/08/2024 11:19 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E07

APN: 1320-29-115-003

R.P.T.T.: \$0.00

Escrow No.: 24042498-DD

When Recorded Return To:

The Gregory Dale Brown and Holly Susan Brown Revocable Living Trust, dated November 27, 2019, and any amendments thereto

1137 Wisteria Drive
Minden, NV 89423

Mail Tax Statements to:

The Gregory Dale Brown and Holly Susan Brown Revocable Living Trust, dated November 27, 2019, and any amendments thereto

1137 Wisteria Drive
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gregory Dale Brown, surviving Trustee or their successors in trust, under The Gregory Dale Brown and Holly Susan Brown Revocable Living Trust, dated November 27, 2019, and any amendments thereto

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

Gregory Dale Brown, an unmarried man

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

Lot 271, of Official Plat for Winhaven, Phase 4, Phase A, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 19th, 1993, as Document No. 315526.

Assessors Parcel No.: 1320-29-115-003

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

Dated this 26 day of June, 2024.

The Gregory Dale Brown and Holly Susan Brown Revocable Living Trust, dated November 27, 2019, and any amendments thereto

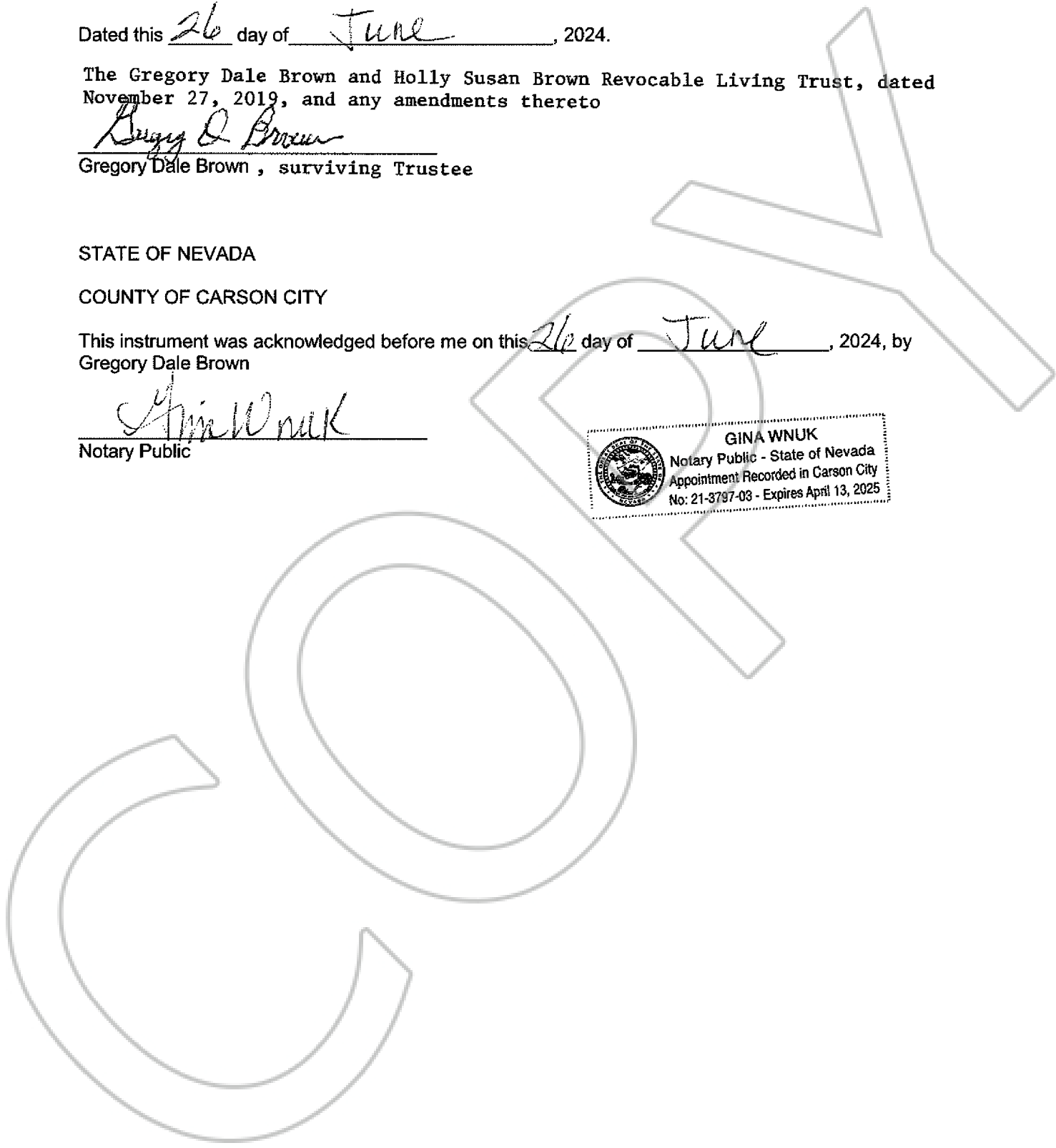
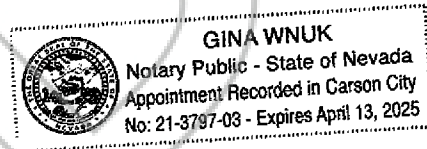
Gregory D Brown
Gregory Dale Brown , surviving Trustee

STATE OF NEVADA

COUNTY OF CARSON CITY

This instrument was acknowledged before me on this 26 day of June, 2024, by Gregory Dale Brown

Gina WnuK
Notary Public

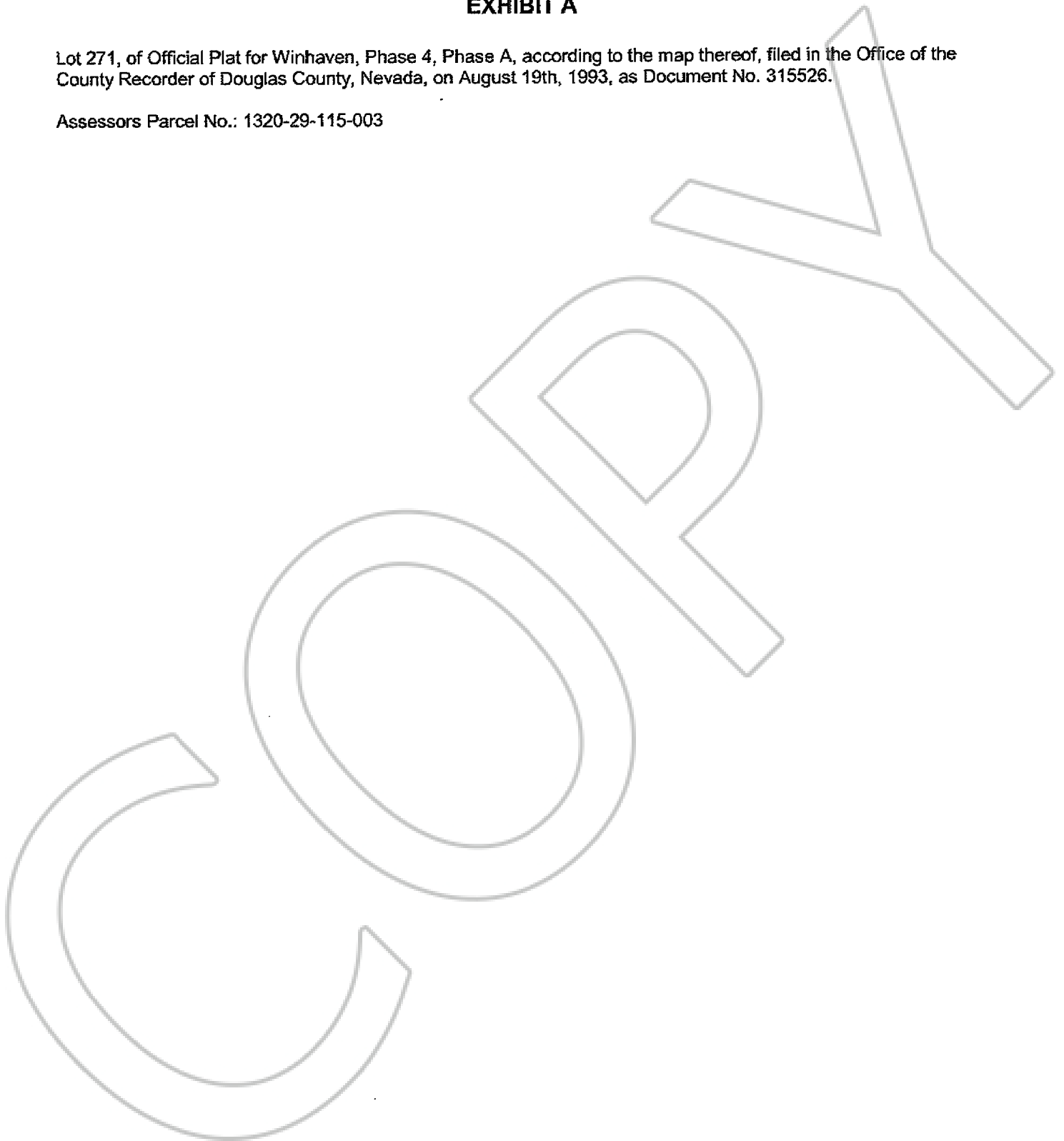


File No.: 24042498-DD

EXHIBIT A

Lot 271, of Official Plat for Winhaven, Phase 4, Phase A, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 19th, 1993, as Document No. 315526.

Assessors Parcel No.: 1320-29-115-003



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-29-115-003
 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:	<u>Verified Trust - js</u>

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

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7
 b. Explain Reason for Exemption: transferring out of trust without consideration

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: *Mia Deyle* Capacity: *Esrow Officer*
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Gregory Dale Brown, surviving Trustee of The Gregory Dale Brown and Holly			
Print Name:	<u>Susan Brown Revocable Living Trust</u>	Print Name:	<u>Gregory Dale Brown</u>
Address:	<u>1137 Wisteria Drive</u>	Address:	<u>1137 Wisteria Drive</u>
City:	<u>Minden</u>	City:	<u>Minden</u>
State:	<u>Nevada</u> Zip: <u>89423</u>	State:	<u>Nevada</u> Zip: <u>89423</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24042498-DD
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED