

DOUGLAS COUNTY, NV
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\$3,111.25 Pgs=3

2024-1011473

08/26/2024 01:36 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1419-26-311-080
R.P.T.T.: \$3,071.25
Escrow No.: 24043395-SA
When Recorded Return To:
Kristen A. Barnes Trust
P.O Box 741
Genoa, NV 89411

Mail Tax Statements to:
Kristen A. Barnes Trust
P.O Box 741
Genoa, NV 89411

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert D. Brewster and Debra Brewster, Trustees, or their successors in interest, of the Brewster Living Trust dated June 29, 2022, and any amendments thereto

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

Kristen A. Barnes, Trustee of Kristen A. Barnes Trust

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

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

A parcel of land located within a portion of Section 26, Township 14 North, Range 19 East, MDB&M, more particularly described as follows:

Commencing at the centerline monument at the intersection of Keith Trail and Axelson Way as shown on the Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021, Douglas County, Nevada, as Document No. 965462;

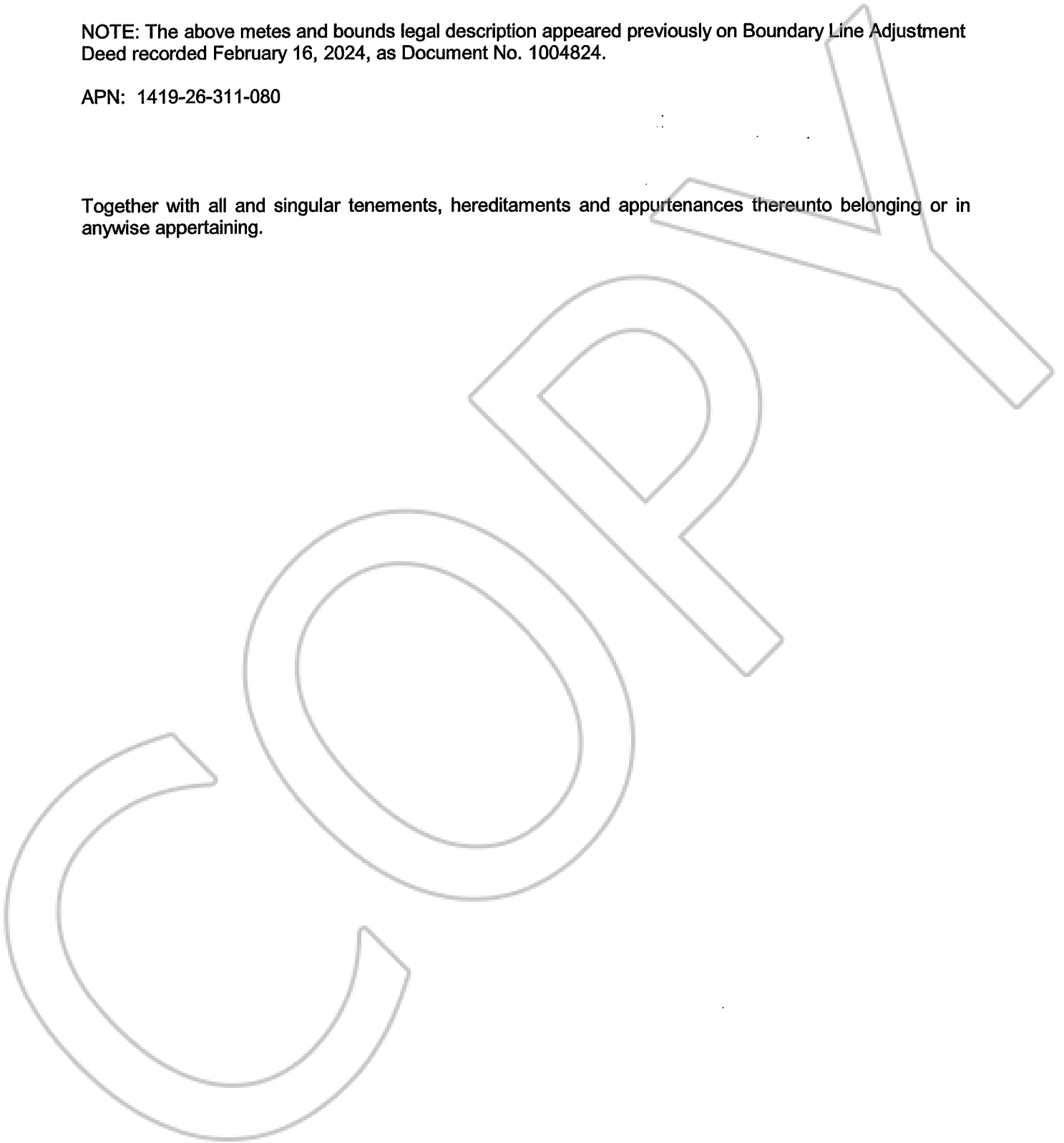
thence North 52°52'22" West, 77.96 feet to the point of beginning;
thence South 36°44'02" West, 10.00 feet;
thence South 53°15'58" East, 1.00 foot
thence South 36°44'02" West, 8.00 feet;
thence North 53°15'58" West, 1.00 foot;
thence South 36°44'02" West, 47.00 feet;
thence North 53°15'58" West, 46.00 FEET;
thence North 36°44'02" East, 65.00 feet;
thence South 53°15'58" East, 22.00 feet;
thence South 36°44'02" West, 17.00 feet;
thence South 53°15'58" East, 8.50 feet;
thence North 36°44'02" East, 17.00 feet;
thence South 53°15'58" East, 3.25 feet;
thence North 36°44'02" East, 2.00 feet;
thence South 53°15'58" East, 9.00 feet;
thence South 36°44'02" West, 2.00 feet;
thence South 53°15'58" East, 3.25 feet to the point of beginning.

Reference is made to Record of Survey in Support of a Boundary Line Adjustment recorded February 16, 2024, as Document No. 1004825.

NOTE: The above metes and bounds legal description appeared previously on Boundary Line Adjustment Deed recorded February 16, 2024, as Document No. 1004824.

APN: 1419-26-311-080

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



Dated this 16 day of August, 2024.

Brewster Living Trust dated June 29, 2022, and any amendments thereto

BY: R.D. BL
Robert D. Brewster
Trustee

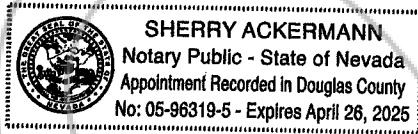
BY: Debra Brewster
Debra Brewster
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 16 day of August, 2024, by Robert D. Brewster, as Trustee and Debra Brewster, as Trustee of Brewster Living Trust dated June 29, 2022, and any amendments thereto.

Sherry Ackermann
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-26-311-080
 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: \$787,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$787,500.00
 d. Real Property Transfer Tax Due: \$3,071.25

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 *Berow*
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Robert D. Brewster and Debra Brewster,
 Trustees, or their successors in interest,
 of the Brewster Living Trust dated June
 Print Name: 29, 2022, and any amendments thereto
 Address: 1483 Plymouth Rock
 City: Beaumont
 State: CA Zip: 92223

Kristen A. Barnes, Trustee of Kristen A.
 Print Name: Barnes Trust
 Address: P.O Box 741
 City: Genoa
 State: Nevada Zip: 89411

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24043395-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410