

A.P. No. 1220-21-510-209  
Escrow No. 143-2520190-SC/VT  
R.P.T.T. \$1,170.00

*WHEN RECORDED RETURN TO:*

JSBS Properties, LLC  
869 Long Leaf  
Minden , NV 89423

*MAIL TAX STATEMENTS TO:*

869 Long Leaf  
Minden , NV 89423

***GRANT, BARGAIN and SALE DEED***

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

Martha Anne Fiddymment Trustee of th Martha Anne Fiddymment Family Trust dated  
November 18, 2003

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

JSBS Properties, LLC, a Nevada limited liability company

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

**LOT 229 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED IN  
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA  
ON MAY 29, 1973 AS DOCUMENT NO. 66512.**

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.

*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.

Date: 05/15/2017

Martha Anne Fiddymment, Trustee of the Martha Anne Fiddymment Family Trust dated November 18, 2003

*Martha Anne Fiddymment*  
Martha Anne Fiddymment, Trustee

STATE OF NEVADA )  
                                  : ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Martha Anne Fiddymment Trustee of the Martha Anne Fiddymment Family Trust dated.**

5-17-17

*Mary Kelsh*  
\_\_\_\_\_  
Notary Public  
(My commission expires: 11-6-18 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/15/2017 under Escrow No. 143-2520190

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-21-510-209  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property
- |  |   |
|--|---|
| a) <input type="checkbox"/> Vacant Land  | b) <input type="checkbox"/> Single Fam. Res.    |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input checked="" type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l        |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home         |
| i) <input type="checkbox"/> Other _____  |   |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$300,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)  
 c) Transfer Tax Value: \$300,000.00  
 d) Real Property Transfer Tax Due \$1,170.00

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: *Martha Anne Fiddyment*  
 Signature: \_\_\_\_\_

Capacity: *Grantor*  
 Capacity: \_\_\_\_\_

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

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

Print Name: Martha Anne Fiddyment Trustee of the Martha Anne Fiddyment Family Trust dated  
 Address: PO BOX 4436  
 City: Carson City  
 State: NV Zip: 89702

Print Name: JSBS Properties, LLC  
 Address: 869 Long Leaf  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: First American Title Insurance Company File Number: 143-2520190 SC/SC  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

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