

A.P.N.: 1319-30-514-008  
File No: 143-2547159 (mk)  
R.P.T.T.: \$1,170.00

When Recorded Mail To: Mail Tax Statements To:  
Zion Finck and Courtney Benvenuto  
P.O. Box 11507  
Zephyr Cove, NV 89448

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

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

Melissa Bisera a single woman and Kyle Schuma, an unmarried man, as joint tenants

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

Zion Finck and Courtney Benvenuto, husband and wife as joint tenants

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

**PARCEL I:**

**UNIT 8, OF LOT 4 CONDOMINIUM AS SET FORTH ON SHEET 8 OF THE THIRD AMENDED MAP OF TAHOE VILLAGE NO. 2, FILED FOR RECORD AUGUST 14, 1979 AS DOCUMENT NO. 35555, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**PARCEL II:**

**TOGETHER WITH, AN UNDIVIDED 1/24TH'S INTEREST IN AND TO THOSE AREAS DESIGNATED AS COMMON AREA AS SET FORTH ON THE MAP OF LOT 4 CONDOMINIUM AS SET FORTH ON SHEET 8 OF THE THIRD AMENDED MAP OF TAHOE VILLAGE NO. 2, FILED FOR RECORD AUGUST 14, 1979, AS DOCUMENT NO. 35555, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

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: 06/29/2018

COPY

Melissa Bisera

Melissa Bisera

Kyle Schuma

Kyle Schuma

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

This instrument was acknowledged before me on 8-7-18 by  
**Melissa Bisera and Kyle Schuma.**

Mary Kelsh  
Notary Public

(My commission expires: 11-6-18)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 29, 2018** under Escrow No. **143-2547159**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-514-008
- 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: \$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: *Melissa Bisera*  
 Signature: \_\_\_\_\_

Capacity: *agent*  
 Capacity: \_\_\_\_\_

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

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

Print Name: Melissa Bisera and Kyle Schuma  
 Address: P.O. Box 11372  
 City: Zephyr Cove  
 State: NV Zip: 89448

Print Name: Benvenuto  
 Address: P.O. Box 11507  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

First American Title Insurance  
 Print Name: Company  
 Address 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2547159 mk/ mk  
 State: NV Zip: 89423

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