DOUGLAS COUNTY, NV

FIRST AMERICAN TITLE IV

RPTT:\$5655.00 Rec:\$35.00

2019-930978

\$5,690.00 Pgs=3

06/26/2019 02:05 PM

A.P.N.:

1418-22-610-009

File No:

123-2565500 (VD)

R.P.T.T.:

\$5,655.00

KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To: Jesse Heer and Zuzana Light 12400 Ventura Blvd. Suite 1252 Studio City, CA 91604

# GRANT, BARGAIN and SALE DEED

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

James M. Seemann and Liv Seemann, Trustees of the Seemann Living Trust, dated December 5, 2016

do(es) hereby GRANT, BARGAIN and SELL to

Jesse Heer and Zuzana Light, husband and wife as community property with right of survivorship

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

#### PARCEL 1:

LOT 3 IN BLOCK D OF LOGAN CREEK ESTATES, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MARCH 8, 1960 AS DOCUMENT NO. 15688.

TOGETHER WITH THE RIGHT OF OWNERS TO HAVE ACCESS TO THE WATERS OF LAKE TAHOE AS SET FORTH IN DEED RECORDED DECEMBER 17, 1973, IN BOOK 1273, PAGE 387, DOCUMENT 70682, OFFICIAL RECORDS, OF DOUGLAS COUNTY, STATE OF NEVADA.

### PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN THE DEED RECORDED JANUARY 4, 1965 IN BOOK 28, PAGE 500, DOCUMENT NO. 26869.

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

- All general and special taxes for the current fiscal year. 1.
- 2.

Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record. Date: 05/21/2019



James M. Seemann and Liv Seemann, Trustees of the Seemann Living Trust  Ames M. Seemann, Trustee  James M. Seemann, Trustee  James M. Seemann, Trustee  Liv Seemann, Trustee	
STATE OF NEVADA  : ss.  COUNTY OF WASHOE  This instrument was acknowledged before me on 3,3019	by
VICKIE K. DONATI Notary Public State of New Appointment Recorded in Carson No: 15-1997-3 - Expires May 28  (My commission expires: 5/28/3)  This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed da 21, 2019 under Escrow No. 123-2565500.	vada City , 2023
<u></u>	

# STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number(s)		^
a)	1418-22-610-009		/\
b)			\ \
c). d)			\ \
u ) <u>.</u>		<del></del>	\ \
2.	Type of Property		
a)	Vacant Land b) 🔀 Sir	ngle Fam. Res.	FOR RECORDERS OPTIONAL USE
c)	Condo/Twnhse d) 2	4 Plex	Book Page:
· e)	Apt. Bldg. f) Co	mm'l/Ind'l	Date of Recording:
g)	'	obile Home	Notes:
) (1	Other		
•			44 450 000 00
3.	a) Total Value/Sales Price of Prop		\$1,450,000.00
	b) Deed in Lieu of Foreclosure Or	aly (value of prop	perty) ( <u>\$</u> )
	c) Transfer Tax Value:		\$1,450,000.00
	d) Real Property Transfer Tax Du	e	\$5,655.00
4.	If Exemption Claimed:		\ / /
	a. Transfer Tax Exemption, per 3		n
	b. Explain reason for exemption:		
5.	Partial Interest: Percentage being	r transferred:	6/c
J,		76.	nder penalty of perjury, pursuant to NRS
375	,060 and NRS 375.110, that the	e information p	provided is correct to the best of their
info	rmation and belief, and can be su	ipported by docu	umentation if called upon to substantiate parties agree that disallowance of any
clai	med exemption, or other determi	nation of addition	onal tax due, may result in a penalty of
109	6 of the tax due plus interest at 1	% per month。I	Pursuant to NRS 375.030, the Buyer and
	er shall be jointly and severally lial		
	nature: James M. Seeme	•	Capacity: <u>Grantor</u>
Sigi	nature:	· · · · · · · · · · · · · · · · · · ·	Capacity: <u>Granthr</u>
	SELLER (GRANTOR) INFORMA (REQUIRED) n_	ATION	BUYER (GRANTEE) INFORMATION (REQUIRED)
	James M. Seeman and I		Jesse Heer and Zuzana
	t Name: Seemann, Trustees	<del></del>	Print Name: Light
Adc	lress: 1360 N Santa Barbara Dr		Address: 12400 Ventura Blvd 125;
City	r: Minden		City: Studio City
Sta			State: <u>CH</u> 'Zip: <u>9/604</u>
<u>co</u>			(required if not seller or buyer)
Prin	Eirst American Title Insur nt Name: Company	rance F	File Number: 123-2565500 VD/ cm
Ado	dress 940 Southwood Blvd, Suite	203 '	The realist the transfer of th
	: Incline Village	5	State: NV Zip: 89451
The same	(AS A PUBLIC RECORD TH	IIS FORM MAY B	BE RECORDED/MICROFILMED)

## STATE OF NEVADA DECLARATION OF VALUE

a) 1418-22-610-009 b) c)
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  3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due  4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b) Explain reason for exemption:
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  3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due  4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b) Explain reason for exemption:
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c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home i) Other  3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) c) Transfer Tax Value: d) Real Property Transfer Tax Due  4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption:
e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home i) Other  3. a) Total Value/Sales Price of Property:     b) Deed in Lieu of Foreclosure Only (value of property)     c) Transfer Tax Value:     d) Real Property Transfer Tax Due  4. If Exemption Claimed:     a. Transfer Tax Exemption, per 375.090, Section:     b. Explain reason for exemption:
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a. Transfer Tax Exemption, per 375.090, Section:  b. Explain reason for exemption:
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: Capacity: Grantel
Signature: Capacity: Grantee
SELLER (GRANTOR) INFORMATION  BUYER (GRANTEE) INFORMATION
(REQUIRED) (REQUIRED)
James M. Seeman and Liv Seemann, Print Name: Jesse Heer and Zuzana Light
Address: 1360 N Santa Barbara Dr Address: Jesse Heer and Zuzana Light  Address: 1360 N Santa Barbara Dr Address: 12400 ISNTURA BUYD 126
City: Minden City: STODIO CITY
State: NV Zip: 89423 State: CA Zip: 9/6 09
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
Print Name: First American Title Insurance Company File Number: 123-2565500 VD/cm
Address 940 Southwood Blvd, Suite 203
City: Incline Village State: NV Zip: 89451