

A.P.N.: 1220-24-301-001  
File No: 143-2583754 (mk)  
R.P.T.T.: \$2,028.00

When Recorded Mail To: Mail Tax Statements To:  
Jay Robert Lessa  
5730 Little Oak Ln  
Foresthill, CA 95631

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

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

Carolyn S. Sproul and Edward F. Sproul, wife and husband as joint tenants with right of survivorship and Ricky L. Nuzum, a married man as his sole and separate property, All as joint tenants with right of survivorship

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

Jay Robert Lessa, an unmarried man and Lisa Ann Mendel, an unmarried woman as joint tenants with right of survivorship

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

**BEING A PORTION OF SECTIONS 23 AND 24, T. 12N., R. 20E., M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**PARCEL 1-B-#1, AS SHOWN ON THAT CERTAIN PARCEL MAP FOR LILLY M. STONE, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 4, 1984, AS FILE NO. 101630.**

**SAID PARCEL BEING A RESUBDIVISION ON PARCEL 1-B, AS SHOWN ON THE PARCEL MAP FOR S.M.S. ENTERPRISES, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JANUARY 10, 1978, AS FILE NO. 16584.**

*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

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

This document was executed  
in counter-part and  
shall be deemed as one.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 02/10/2020



Carolyn S. Sproul  
Carolyn S. Sproul

Edward F. Sproul  
Edward F. Sproul

Ricky L. Nuzum  
Ricky L. Nuzum

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

This instrument was acknowledged before me on 3-13-2020 by  
Carolyn S. Sproul, Edward F. Sproul

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-22)



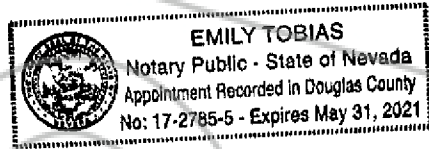
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **February 10, 2020** under Escrow No. **143-2583754**.

Attached to Grant bargain and  
sale deed date 2/10/2020

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

This instrument was acknowledged before me on 3-16-2020 by  
Ricky L. Nuzum

Emily Tobias  
Notary Public  
(My commission expires: 5/31/21)



COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-24-301-001  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$520,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$520,000.00  
 d) Real Property Transfer Tax Due \$2,028.00

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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

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

Print Name: Carolyn S. Sproul and Edward F. Sproul and Ricky L. Nuzum  
 Address: 670 N. Hwy 395  
 City: Gardnerville  
 State: NV      Zip: 89410

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

Print Name: Jay Robert Lessa and Lisa Ann Mendel  
 Address: 5730 Little Oak Ln  
 City: Foresthill  
 State: CA      Zip: 95631

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

Print Name: First American Title Insurance Company      File Number: 143-2583754 mk/ et  
 Address 1663 US Highway 395, Suite 101  
 City: Minden      State: NV      Zip: 89423

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