

DOUGLAS COUNTY, NV **2020-947865**
RPTT:\$2418.00 Rec:\$40.00
\$2,458.00 Pgs=3 **06/18/2020 10:49 AM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1318-23-218-003

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Mr. and Mrs. Jennings
PO Box 291
Zephyr Cove, NV 89448

ESCROW NO: 11000957-JML

RPTT \$2,418.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Rachel H. Braunstein and Jeffrey M. Guerra wife and husband as joint tenants**


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

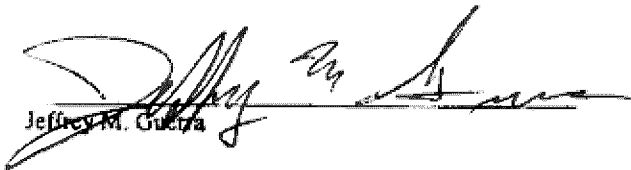
Christopher E Jennings and Roxanne E Jennings Trustees of the Christopher E and Roxanne E Jennings Family Trust Dated March 22, 2018

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

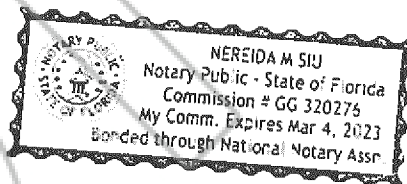

Rachel H. Braunstein


Jeffrey M. Guerra

STATE OF ~~NEVADA~~ *AS FLORIDA*
COUNTY OF *Miami Dade* } ss:

This instrument was acknowledged before me on 06/10/2020
by RACHEL H. BRAUNSTEIN - JEFFREY M. GUERRA


Notary Public (seal)



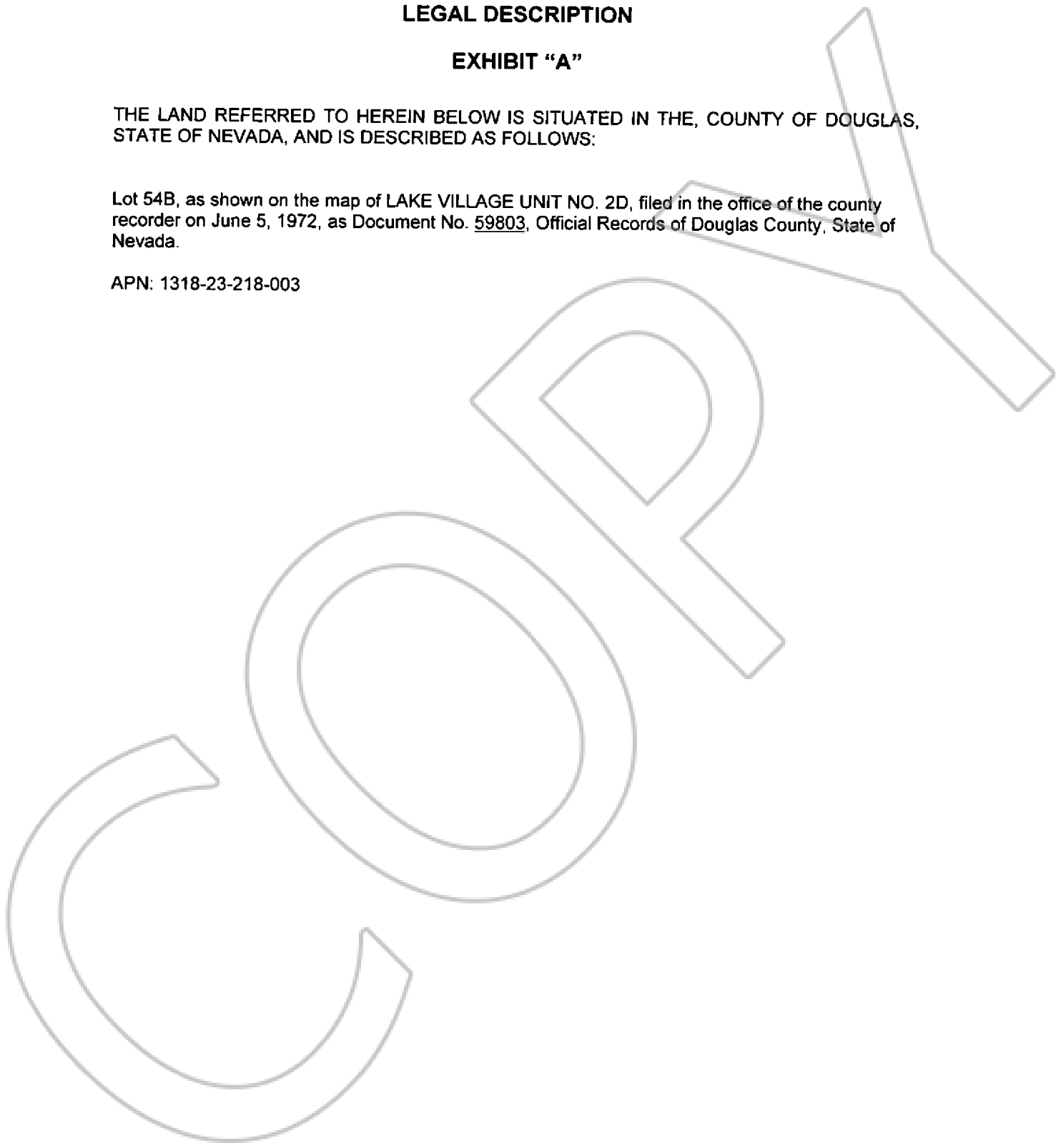
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE, COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 54B, as shown on the map of LAKE VILLAGE UNIT NO. 2D, filed in the office of the county recorder on June 5, 1972, as Document No. 59803, Official Records of Douglas County, State of Nevada.

APN: 1318-23-218-003



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 - a. 1318-23-218-003
 - b. _____
 - c. _____
 - d. _____

2. Type of Property:

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

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

3. a. Total Value/Sales Price of Property: \$ 620,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 620,000.00
- d. Real Property Transfer Tax Due: \$ 2,418.00

4. **If Exemption Claimed**
 - a. Transfer Tax Exemption, per NRS 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 Roxanne E Jennings Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Rachel H. Braunstein and Jeffrey M. Guerra
 Address: 611 SW 29th Road
 City: Miami
 State: FL Zip: 33129

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Christopher E Jennings and Roxanne E Jennings Trustees of the Christopher E and Roxanne E Jennings Family Trust Dated March 22, 2018
 Address: PO Box 291
 City: Zephyr Cove
 State: nv Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 11000957-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED