**DOUGLAS COUNTY, NV** 

RPTT:\$2632.50 Rec:\$40.00

2020-949233

\$2,672.50 Pgs=3

07/15/2020 02:45 PM

LEGACY ESCROW & TITLE SERVICES LLC

KAREN ELLISON, RECORDER

A.P.N.: File No:

1318-10-416-045 200235-DY

R.P.T.T.: \$2,632.50

When Recorded Mail To: Julie Marks and Peter T. Spencer P.O. Box 738 Zephyr Cove, NV 89448

ail Tax Statements To: Julie Marks and Peter T. Spencer P.O. Box 738 Zephyr Cove, NV 89448

## GRANT, BARGAIN and SALE DEED

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

Ronald D. Bingaman and Sandra Gay Bingaman, Husband and Wife as Joint Tenants with rights of survivorship

do(es) hereby GRANT. BARGAIN and SELL to

Julie Marks, a single woman and Peter T. Spencer, a single man together as joint tenants

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

See Exhibit "A" attached hereto and made a part hereof.

### 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: 07/06/2020

Ronald D. Bingaman Sandra Gay Bingaman State Of Nevada

COUNTY OF

**CARSON CITY** 

:ss.

This instrument was acknowledged before me on July 6, 2020 by Ronald D. Bingaman and Sandra Gay Bingaman.

(My commission expires: 0 CT.

MARCUS JAY ROGERS
Notary Public State of Nevada
Appointment No 17-3660-3
My Appt. Expires Oct 18: 2021

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated July 6, 2020 under Escrow No. 200235-DY.

Escrow No.: 200235-DY

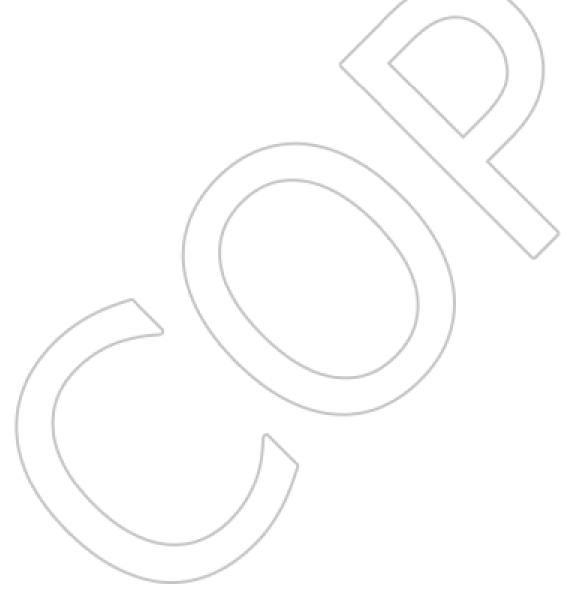
## **EXHIBIT "A"**

## **LEGAL DESCRIPTION**

Lot 3, in Block 7, of plat of Second addition to Zephyr Heights Subdivision, being a portion of Section 10, Township 13 North, Range 18 East, M.D.B.&M., as filed in the office of the County Recorder of Douglas County, Nevada, on July 6, 1948 as Document No. 6530.

More commonly known as: 623 Alma Way, Zephyr Cove, NV 89448

APN: 1318-10-416-045



# STATE OF NEVADA DECLARATION OF VALUE

a)   318-10-416-045 b)	1. Assessor Parcel Number(s)			~
b)	a)1318-10-416-045			
2. Type of Property  a)				
2. Type of Property  a)				
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a)   Vacant Land   b)   Single Fam. Res.   Condo/Twnhse   d)   2-4 Plex   USE   by   Apt. Bldg.   f)   Comm'1/Ind'1   Book   Page:   Date of Recording:   Notes:    3. Total Value/Sales Price of Property:   S675,000.00	d)	· · · · · · · · · · · · · · · · · · ·	_	
a)   Vacant Land   b)   Single Fam. Res.   Condo/Twnhse   d)   2-4 Plex   USE   by   Apt. Bldg.   f)   Comm'1/Ind'1   Book   Page:   Date of Recording:   Notes:    3. Total Value/Sales Price of Property:   S675,000.00	2 7 65			
c)	2. Type of Property			
c)	<ul><li>a)</li></ul>		m. Res.	DECORDERS OPTIONAL
Apricultural h) Mobile Home Book Page: Date of Recording: Notes:  3. Total Value/Sales Price of Property: S675,000.00  Deed in Lieu of Foreclosure Only (value of property)  Transfer Tax Value: S675,000.00  Real Property Transfer Tax Due  4. If Exemption Claimed: S2,632.50  4. If Exemption Claimed: S2,632.50  The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NR 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 the disallowance of any claimed exemption, or other determination provided herein. Furthermore, the parties agree the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 100 of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly an severally liable for any additional amount owed.  Signature: Capacity: Capacity: Capacity: Signature: Grantor Capacity: Capacity: Capacity: Capacity: Signature: Signature: Capacity: C			A STATE OF THE STA	79
Date of Recording: Notes:  3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due  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 NR 375.110 that the information provided is correct to the best of their information and belief, and can be supported be documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10s of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly an severally liable for any additional amount owed.  Signature: Signature: Capacity: Signature: Grantor Signature: Organicy: Signature: Grantor REQUIRED) Print Name: Ronald D. Bingaman Address: P.O. Box 11123 City: Zephyr Cove State: NV 7ip: 89448 State: NV Zip: 89448				Pogos
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COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)  Property Legacy Economy & Title Services File Number: 200235-DY DY	COMPANY/PERSON REQ	UESTING RECORDING	(required if not sell	er or buyer)
Print Name: Legacy Escrow & Title Services	Print Name: Legacy Escrow	& Title Services	riie Number: 200	1433-DI DI
Address 1802 N. Carson St., Suite 124  City: Carson City  State: NV Zip: 89701	Address 1802 N. Carson St.,	Suite 124	State: NV	Zin: 89701
City: Carson City State: NV Zip: 89701  (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	City: Carson City	IC RECORD THIS FORM		