

A.P.N.: **1318-10-416-045**
File No: **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

Mail 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:

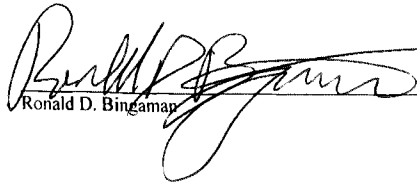
See Exhibit "A" attached hereto and made a part hereof.

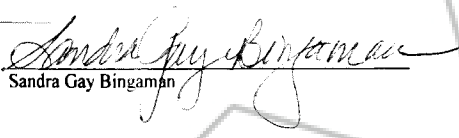
Subject to

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.

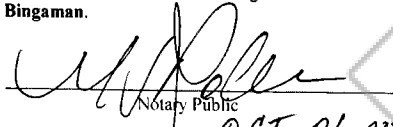
Date: **07/06/2020**


Ronald D. Bingaman

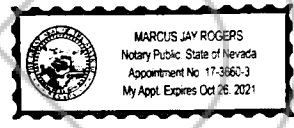

Sandra Gay Bingaman

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.


Notary Public

(My commission expires: OCT. 26, 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**

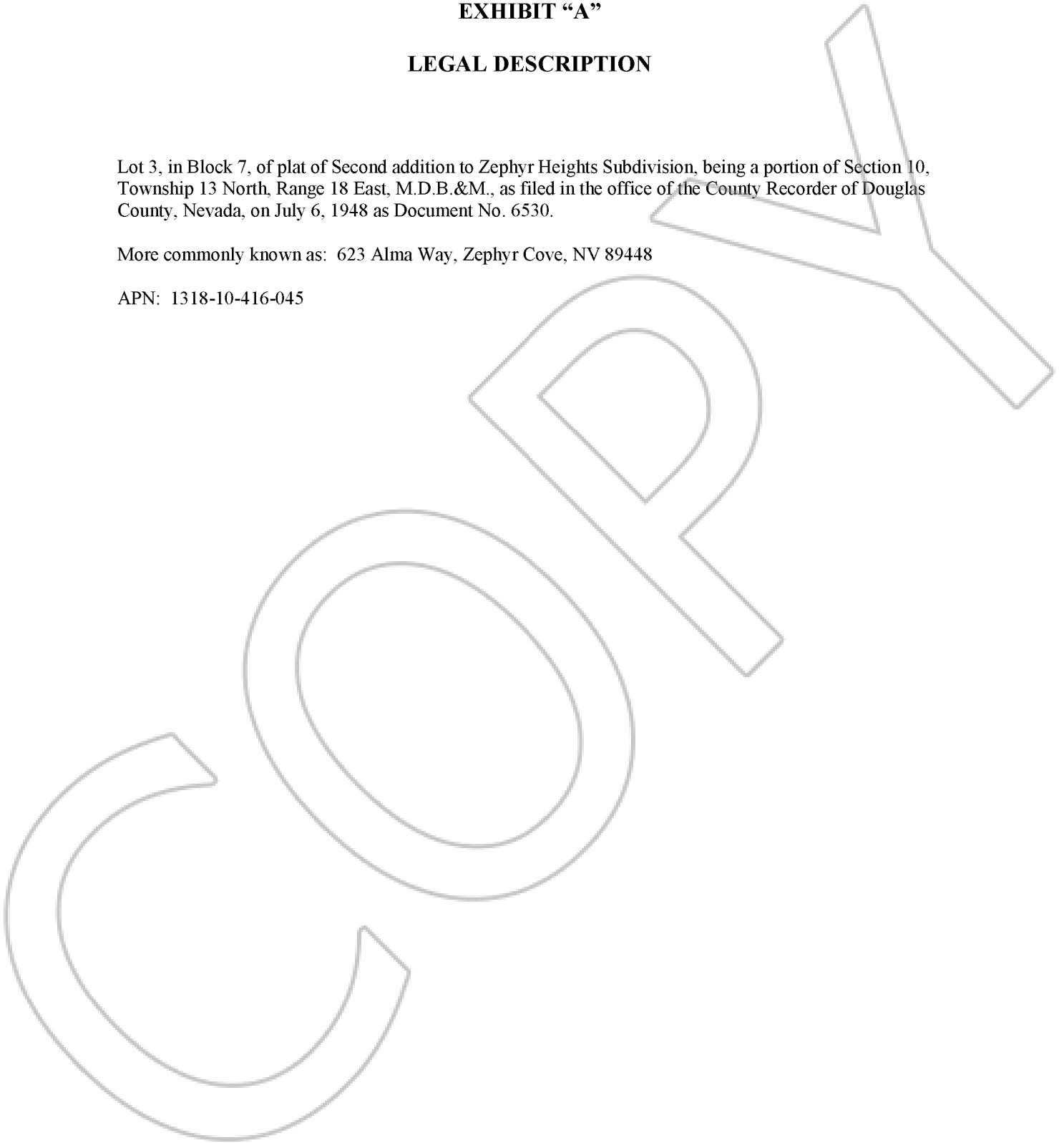
EXHIBIT "A"

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**

1. Assessor Parcel Number(s)

- a) 1318-10-416-045
- 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. Total Value/Sales Price of Property: \$675,000.00
- Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- Transfer Tax Value: \$675,000.00
- Real Property Transfer Tax Due: \$2,632.50

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: *Ronald D. Bingaman* Capacity: Grantor
 Signature: *Julie Marks* Capacity: _____

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

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

Print Name: **Ronald D. Bingaman**
 Address: **P.O. Box 11123**
 City: **Zephyr Cove**
 State: **NV Zip: 89448**

Print Name: **Julie Marks**
 Address: **P.O. Box 738**
 City: **Zephyr Cove**
 State: **NV Zip: 89448**

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

Print Name: **Legacy Escrow & Title Services**
 Address **1802 N. Carson St., Suite 124**
 City: **Carson City**

File Number: **200235-DY DY**
 State: **NV** Zip: **89701**

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