

DOUGLAS COUNTY, NV
RPTT:\$803.40 Rec:\$40.00
\$843.40 Pgs=5
TICOR TITLE - CC (NVTH3K)
KAREN ELLISON, RECORDER

2020-950664

08/12/2020 02:40 PM

WHEN RECORDED MAIL TO:
Celine A. Smania
3853 Sapphire Rd
Wellington, NV 89444

MAIL TAX STATEMENTS TO:
Same As Above

Escrow No. 2005572-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1022-15-001-138
R.P.T.T. \$ 803.40

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Arthur David Ries and Henrietta B Ries AKA Henrietta Breen Ries husband and wife as joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Celine A. Smania an unmarried woman

All that certain real property situate in the County of **Douglas**, State of Nevada, described as follows:

Lot 24 in Block H, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 16,1970, in Book 1 of Maps, Page 224, as Document No. 50212

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

Signature and notary acknowledgement on page two.

Arthur David Ries, by
Allison Starak, his
Atty in fact
Arthur David Ries

Henrietta B. Ries, by
Allison Starak, her
Atty in fact
Henrietta B Ries

STATE OF NEVADA
COUNTY OF CARSON CITY

ss:

This instrument was acknowledged before me on _____
by Arthur David Ries and Henriena B Ries

See Attached
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02005572.

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California) SS
COUNTY OF Sacramento)

On 8/11/2020, before me, L. Akers, Notary Public personally appeared _____

ALLISON STANEK

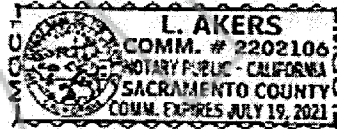
who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

SEAL

WITNESS my hand and official seal.

Signature [Handwritten Signature]
L. AKERS
NOTARY PUBLIC



In and for the State of California
County of Sacramento
My Commission Expires 07/19/2021
Commission Number 2202106

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- PARTNER(S) - LIMITED GENERAL
- ATTORNEY-IN-FACT FOR ARTHUR DAVID RIES
- TRUSTEES
- OTHER

Title or Type of Document Grant, Bargain, Sale Deed

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____

ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California) SS
COUNTY OF Sacramento)

On 8/11/2020, before me, L. Akers, Notary Public personally appeared _____

ALLISON STANEK

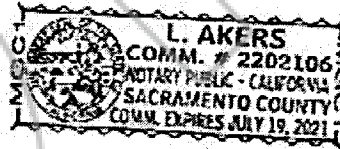
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I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

SEAL

WITNESS my hand and official seal.

Signature [Handwritten Signature]
L. AKERS
NOTARY PUBLIC



In and for the State of California
County of Sacramento
My Commission Expires 07/19/2021
Commission Number 2202106

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- PARTNER(S) - LIMITED GENERAL
- ATTORNEY-IN-FACT FOR HENRIETTA B. RIES RIES
- TRUSTEES
- OTHER _____

Title or Type of Document Grant Bargain Sale Deed

Number of Pages _____ Date of Document _____

Signer(s) Other Than Named Above _____



Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

kellison@co.douglas.nv.us

(775) 782-9027

LEGIBILITY NOTICE

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.

Signature

Date

August 12, 2020

Tammy May
Printed Name

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1022-15-001-138
 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/Vlnd1
 g. Agricultural h. Mobile Home
 i. Other _____

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

3. a. Total Value/Sales Price of Property: \$ 206,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 206,000.00
 d. Real Property Transfer Tax Due: \$ 803.40

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%
 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 Arthur David Ries, by Capacity Grantor
Arthur David Ries, by
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Arthur David Ries, ETAL
 Address: 5200 Arden Way, Apt 120
 City: Carmichael CA
 State: CA Zip: 95608

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Celine A. Smania
 Address: 3853 Sapphire Rd
 City: Wellington
 State: VT Zip: 87444

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02005572-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED