

DOUGLAS COUNTY, NV
RPTT:\$877.50 Rec:\$40.00
\$917.50 Pgs=4
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

2020-951377

08/26/2020 10:06 AM

APN: **1318-23-410-063**

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:**
Dana Seymour
PO Box 3344
Vallejo, CA 94590

ESCROW NO: 11001051-JML

RPTT \$877.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sondra D. Paschal and Terry M. Paschal Trustees of The Paschal Trust dated April 25, 2000**

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

Dana Seymour and Vimol Feely husband and husband as joint tenants with rights of survivorship

all that real property situated in the unincorporated area 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.

The Paschal Trust dated April 25, 2000

Sondra D Paschal, Trustee 8-24-2020
Sondra D Paschal, Trustee

Terry M Paschal TRUSTEE 8.24.2020
Terry M Paschal, Trustee

~~STATE OF NEVADA~~ _____ } ss:
~~COUNTY OF~~ _____

This instrument was acknowledged before me on _____

by _____

Notary Public (not)

*See attached
California
Certificate
of Acknowledgment*

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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)
 County of Sacramento)

On August 24, 2020 before me, Patricia Meyers, Notary Public
(here insert name and title of the officer)

personally appeared Terry M. Paschal and Sandra D. Paschal

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) 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.

WITNESS my hand and official seal.



Signature Patricia Meyers

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled for the purpose of Grant, Bargain, Sale Deed

containing 4* pages, and dated August 24, 2020
* including this page

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

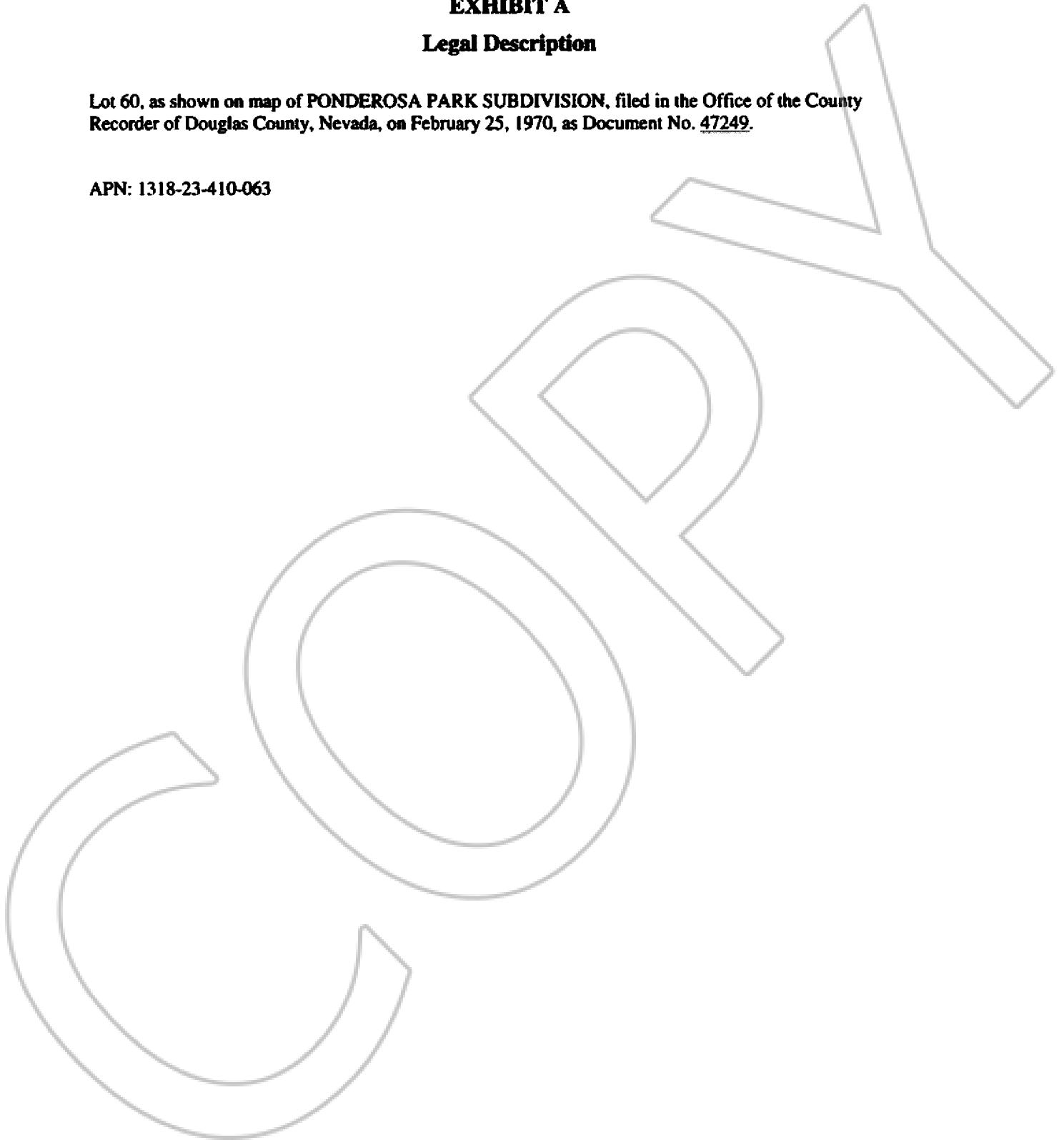
representing: Paschal Trust
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information
Method of Signer Identification Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other <input type="checkbox"/> Additional Signer(s) <input type="checkbox"/> Signer(s) Thumbprint(s) <input type="checkbox"/> _____

EXHIBIT A
Legal Description

Lot 60, as shown on map of PONDEROSA PARK SUBDIVISION, filed in the Office of the County Recorder of Douglas County, Nevada, on February 25, 1970, as Document No. 47249.

APN: 1318-23-410-063



STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 1318-23-410-063
 - 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/Vind'l
 - 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: \$ 225,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 225,000.00
- d. Real Property Transfer Tax Due: \$ 877.50

- 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: Sandra Paschatz Grantor
 Signature: Dana Seymour Grantee
B2C63E13DC44400
5860752D9217456

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: The Paschal Trust dated April 25, 2000
 Address: 3945 Kings way
 City: Sacramento
 State: CA Zip: 95821

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Dana Seymour and Vimol Feely
 Address: PO Box 3344
 City: Vallejo
 State: CA Zip: 94590

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Signature Title Company LLC Escrow No.: 11001051-110-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