

APN: 1318-24-301-005
R.P.T.T.: \$3,919.50
Escrow No.: 20007314-DR
When Recorded Return To:
Enrico Frezza and Scott Pence
125 Reed St
Mill Valley, CA 94941

Mail Tax Statements to:
Enrico Frezza and Scott Pence
125 Reed St
Mill Valley, CA 94941

DOUGLAS COUNTY, NV
RPTT:\$3919.50 Rec:\$40.00
\$3,959.50 Pgs=3
2020-952369
09/11/2020 02:25 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Yakeia Phelon, an unmarried woman

do(es) hereby Grant, Bargain, Sell and Convey to

Enrico Frezza and Scott Pence, a married couple, as joint tenants

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

Parcel 1:

Situate in the Southwest 1/4 of Section 24, Township 13 North, Range 18 East, M.D.B.&M., described as follows:

Commencing at the point on the Northerly line of Kingsbury Grade, said point being the Southwest corner of Lot 1 in Block B, as shown on the Official Plat of Kingsbury Highlands, filed in the office of the County Recorder of Douglas County, Nevada on November 21, 1960; thence along the Northerly line of said Kingsbury Grade on a curve to the left, the tangent of which bears North 87°02'02" West, having a radius of 640 feet through a central angle of 7°55' for an arc distance of 88.43 feet to the True Point of Beginning of this description, thence along the Northerly line of Kingsbury Grade, the tangent of which bears South 85°02'58" West, having a radius of 640 feet through a central angle of 7°55' for an arc distance of 88.43 feet; thence North 0°11'04" West, 260.84 feet to a point on the South line of Lot 8 in Block B, as shown on said Plat of Kingsbury Highlands; thence North 89°59'41" East along the South line of said Lot 8, a distance of 87.00 feet; thence South 0°14'43" East, a distance of 247.17 feet to the True Point of Beginning.

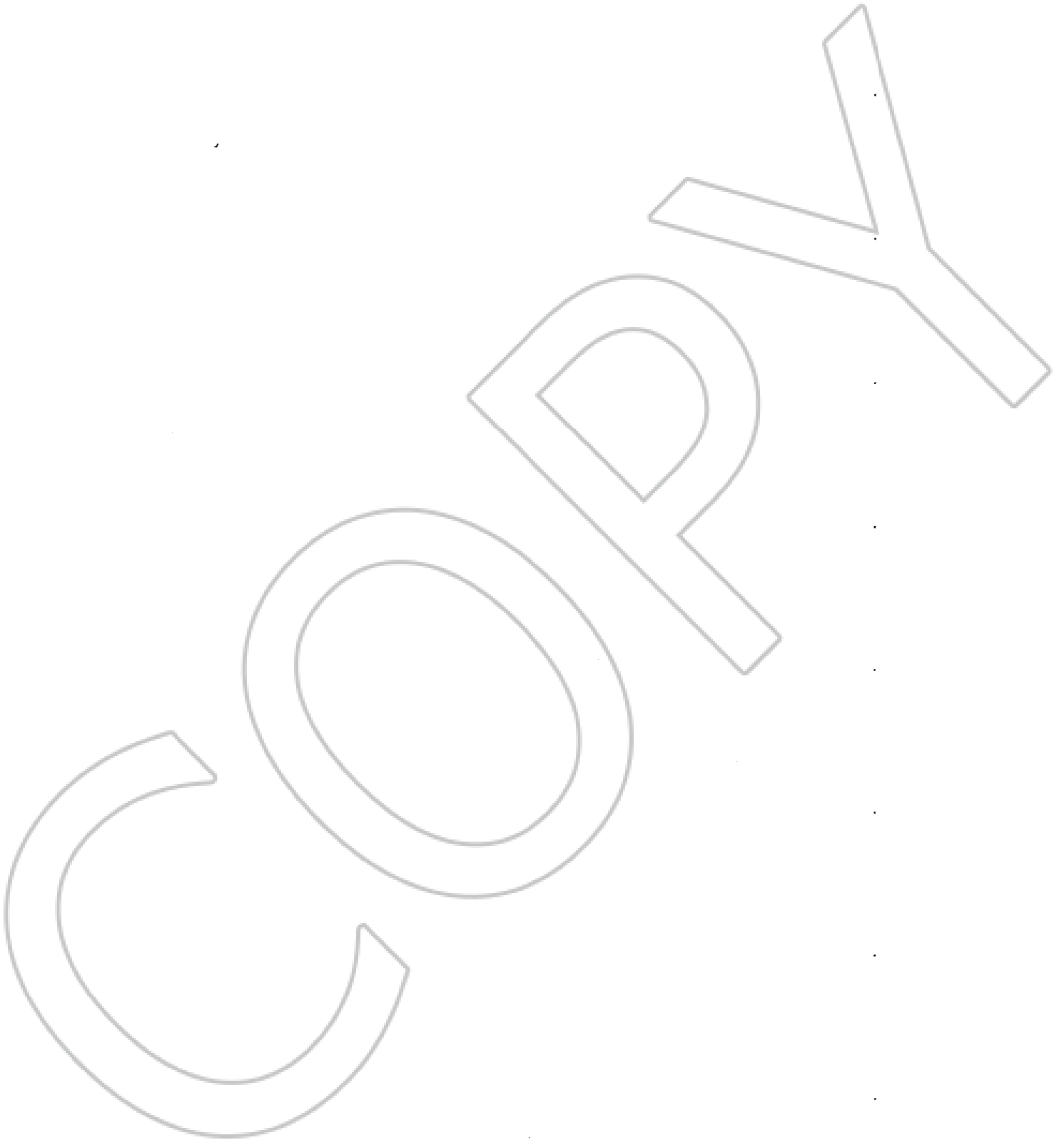
Parcel 2:

An Easement granted by Harlesk Management Inc., a Nevada Corporation, for access by document recorded July 8, 1991, in Book 791, Page 1078, as Document No. 254751.

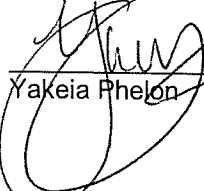
NOTE: Said legal description was previously recorded in Quitclaim Deed recorded June 29, 2020, as Document No. 2020-948366, Official Records, Douglas County, Nevada.

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



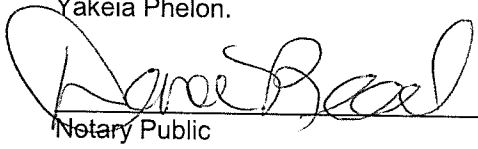
Dated this 01 day of September, 2020.


Yakeia Phelon

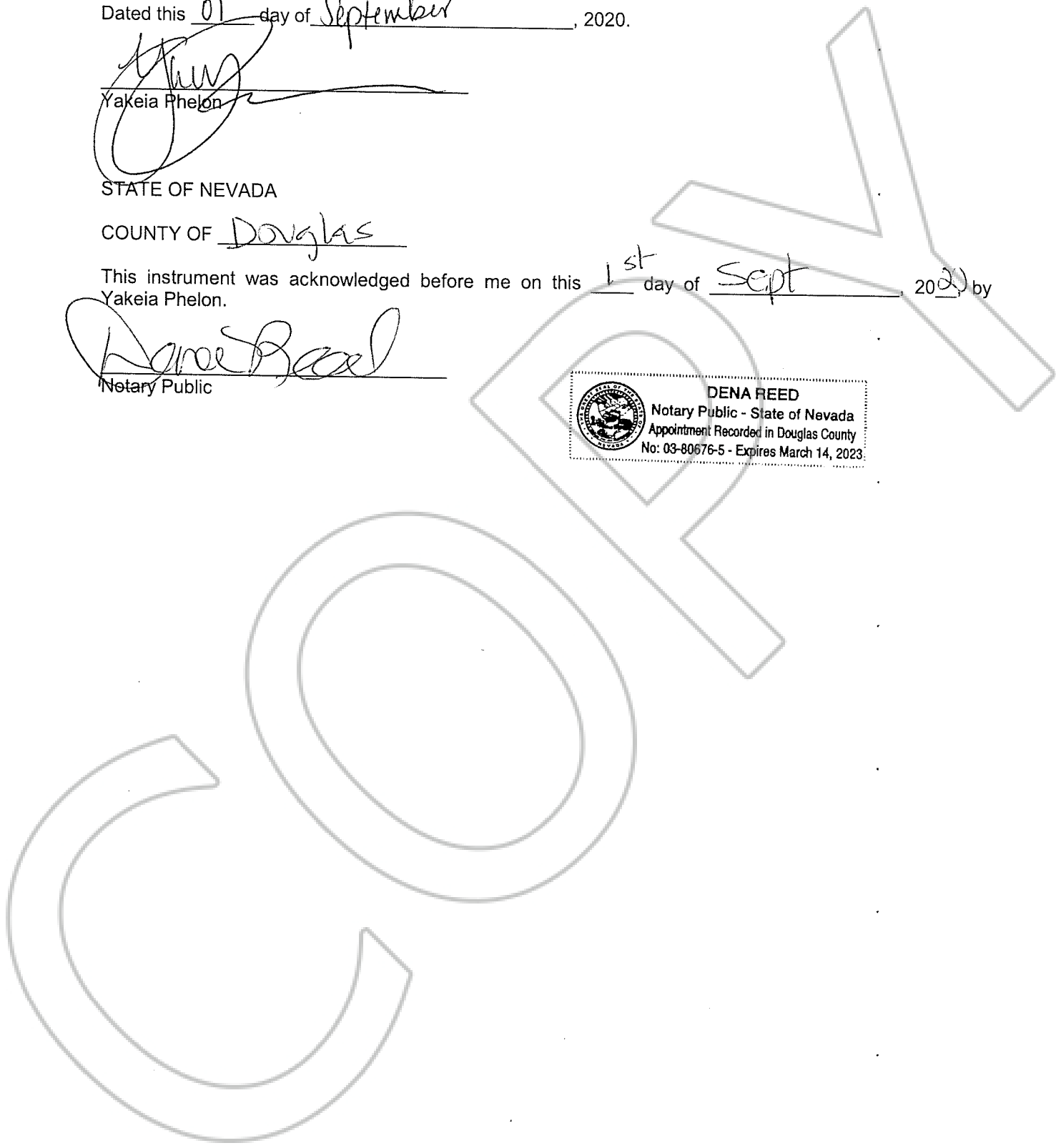
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 1st day of Sept, 2020 by Yakeia Phelon.


Notary Public


DENA REED
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-24-301-005
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,005,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,005,000.00
 d. Real Property Transfer Tax Due: \$3,919.50

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Yakeia Phelon
 Address: 3250 Retail Drive #120-180
 City: Carson City
 State: NV Zip: 89706

Print Name: Enrico Frezza and Scott Pence
 Address: 486 Kingsbury Grade 125 Reed St.
 City: Stateline Mill Valley
 State: Nevada CA Zip: 89449-9494

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20007314-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED