

DOUGLAS COUNTY, NV  
RPTT:\$2145.00 Rec:\$40.00  
\$2,185.00 Pgs=3  
TICOR TITLE - CC (NVTH3K)  
KAREN ELLISON, RECORDER

**2020-952559**

**09/15/2020 12:54 PM**

WHEN RECORDED MAIL TO:  
Michael S Ireland  
Jeri J Ireland  
1727 Indian Valley Rd.  
Novato, CA 94947

MAIL TAX STATEMENTS TO:  
Same As Above

Escrow No. 2005560-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.: 1420-18-710-052  
R.P.T.T. \$2,145.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Deborah S Simon, A married woman, as her sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Michael S Ireland and Jeri J Ireland, Trustees of the Ireland Family Trust 2016

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

Lot 52 in Block B as set forth on that certain Amended Final Map LDA #99-54-1A for SUNRIDGE HEIGHTS III, PHASE 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder on December 29, 2003, in Book 1203, Page 12019, as Document No. 600647

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

Signature and notary acknowledgement on page two.

Deborah Simon  
Deborah Simon

STATE OF NEVADA  
COUNTY OF CARSON

} ss:

This instrument was acknowledged before me on \_\_\_\_\_  
by Deborah Simon

\_\_\_\_\_  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02005560.

See Attached Notary  
Acknowledgment Certificate

## 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 SAN MATEO

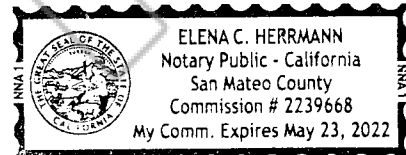
On SEPTEMBER 12, 2020 before me, Elena C Herrmann, Notary Public  
(insert name and title of the officer)

personally appeared Deborah Simon,  
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 Elena C Herrmann (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-18-710-052  
 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 ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$ 550,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 550,000.00  
 d. Real Property Transfer Tax Due: \$ 2,145.00

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 Deborah Simon Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

<b>SELLER (GRANTOR) INFORMATION (REQUIRED)</b>	<b>BUYER (GRANTEE) INFORMATION (REQUIRED)</b>
Print Name: Deborah Simon	Print Name: Michael S Ireland and Jeri J Ireland, Trustees of the Ireland Family Trust 2016
Address: <u>11 Blue Ridge Ln</u>	Address: <u>1727 Indian Valley Rd</u>
City: <u>Woodside</u>	City: <u>Las Vegas</u>
State: <u>NV</u> Zip: <u>89406-2</u>	State: <u>NV</u> Zip: <u>89117</u>

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02005560-010-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