

APN# : 1220-21-510-249

RPTT: \$1,365.00

DOUGLAS COUNTY, NV
RPTT:\$1365.00 Rec:\$40.00
\$1,405.00 Pgs=3
09/22/2020 10:57 AM
ETRCO
KAREN ELLISON, RECORDER

Recording Requested By:

Western Title Company

Escrow No.: 119375-WLD

When Recorded Mail To:

JSBS Properties, LLC

743 B Robin

Gardnerville, NV 89423

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____


Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Susan Rosenbaum Cornelius, Successor Trustee of The Bernard and Elizabeth E.A. Rosenbaum Family Trust dated October 13, 1993

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

JSBS Properties, LLC, a Nevada limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 275, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

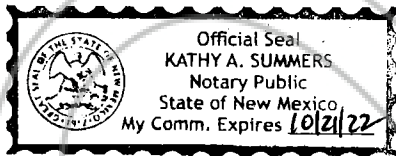
Dated: 09/09/2020

The Bernard and Elizabeth E.A. Rosenbaum Family Trust dated October 13, 1993

Susan Rosenbaum Cornelius, Trustee
By Susan Rosenbaum Cornelius, Trustee
Successor

STATE OF New Mexico
COUNTY OF Bernalillo } ss
This instrument was acknowledged before me on
September 11, 2020 By Susan Rosenbaum Cornelius.

Kathy A. Summers
Notary Public



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1220-21-510-249

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 NOTES: _____ _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$350,000.00

\$350,000.00
\$1,365.00

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 disallowance of any claimed exception, 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: _____ Capacity Escrow Agent
Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Susan Rosenbaum Cornelius, Successor
Trustee of The Bernard and Elizabeth E.A.
Rosenbaum Family Trust dated October 13,
1993
Address: 2308 Calle De Panza, NW
City: Albuquerque
State: NM Zip: 87104

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: JSBS Properties, LLC, a Nevada limited
liability company
Address: 743 B Robin
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 119375-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410