

DOUGLAS COUNTY, NV

2020-953286

RPTT:\$3490.50 Rec:\$40.00

\$3,530.50 Pgs=4

09/24/2020 02:10 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1320-23-002-063

RPTT: \$3,490.50

Recording Requested By:

Western Title Company

Escrow No.: 119237-SLA

When Recorded Mail To:

**Lewis A. Plourd and Summer
Plourd**

1701 Grandview Parkway

Minden, NV 89423

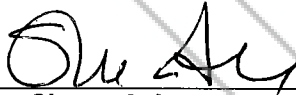
Mail Tax Statements to: (deeds only)

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



Sherry Ackermann

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,

Simon Properties, LLC, a Nevada limited-liability company

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

Lewis A. Plourd and Summer K. Plourd, husband and wife as joint tenants

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

See attached Exhibit A

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

Dated: 09/16/2020

Grant, Bargain and Sale Deed – Page 2

Simon Properties LLC, a Nevada Limited Liability Company

Stephen R. Simon
By: Stephen R. Simon, Manager

MEMBERS:

Simon Family Trust, dated February 10, 2010

Stephen R. Simon
By: Stephen R. Simon, Trustee

Lucette C. Simon
By: Lucette C. Simon, Trustee

Survivor's Trust under the Paul and Morene Simon Trust
dated June 10, 1983

Morene L. Simon
Morene L. Simon, Trustee

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

9/21/2020

By Stephen R. Simon, Lucette C. Simon and Morene L. Simon.

Lisa Voelka
Notary Public



EXHIBIT "A"

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

Parcel 1:

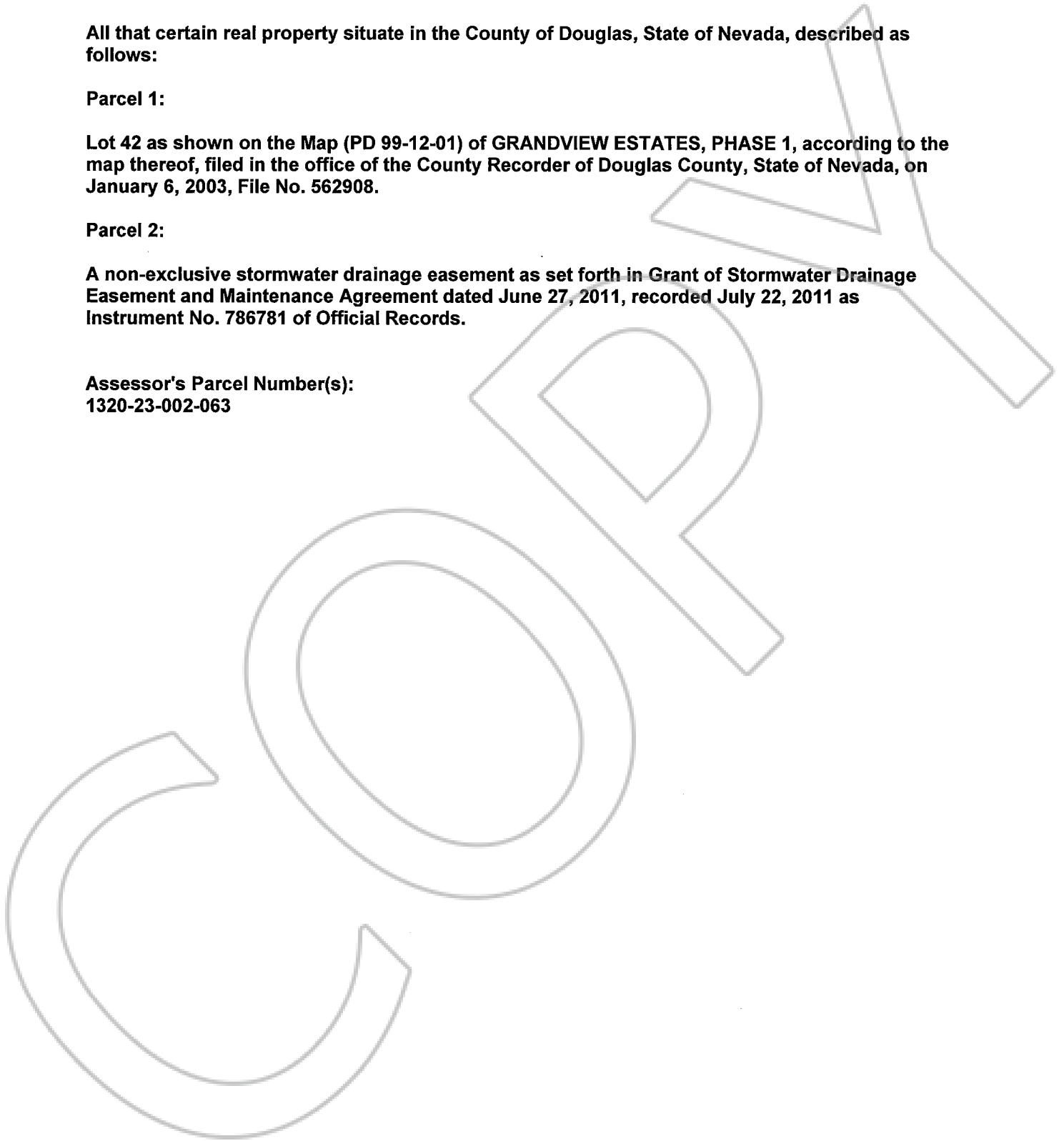
Lot 42 as shown on the Map (PD 99-12-01) of GRANDVIEW ESTATES, PHASE 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 6, 2003, File No. 562908.

Parcel 2:

A non-exclusive stormwater drainage easement as set forth in Grant of Stormwater Drainage Easement and Maintenance Agreement dated June 27, 2011, recorded July 22, 2011 as Instrument No. 786781 of Official Records.

Assessor's Parcel Number(s):

1320-23-002-063



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-23-002-063

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: \$895,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$895,000.00
 Real Property Transfer Tax Due: \$3,490.50

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 %

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 One Act Capacity Escrow
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Simon Properties, LLC, a Nevada limited-liability company
 Address: 423 Corie Court
 City: Gardnerville
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Lewis A. Plourd and Summer Plourd
 Address: 1701 Grandview Parkway
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 119237-SLA