

A.P.N.: 1320-33-815-002
File No: 143-2603928 (mk)
R.P.T.T.: \$1,462.50

When Recorded Mail To: Mail Tax Statements To:
Fred J Simon, Jr and Maria Simon
656 Margarita Ave
Coronado , CA 92118

GRANT, BARGAIN and SALE DEED

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

John L. Martin and Terrie C. Martin, Trustees of the 2018 Martin Family Trust dated May 30, 2018

do(es) hereby *GRANT, BARGAIN and SELL* to

Fred J Simon, Jr and Maria Simon, husband and wife and Nicole Christina Simon, a single woman all as joint tenants

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

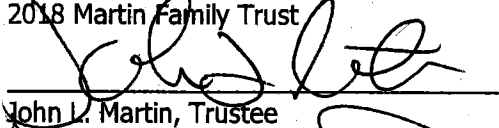
LOT 34, IN BLOCK D, AS SET FORTH ON FINAL SUBDIVISION MAP #1006-10 CHICHESTER ESTATES PHASE 10, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON APRIL 25, 2002, IN BOOK 0402, OF OFFICIAL RECORDS, PAGE 7623, AS DOCUMENT NO. 540511.

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

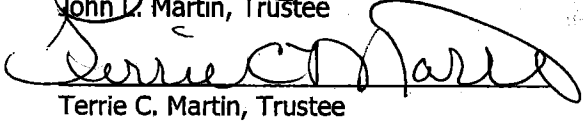
Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

John L. Martin and Terrie C. Martin, Trustees of
2018 Martin Family Trust



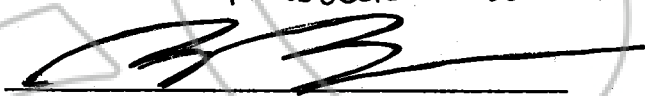
John L. Martin, Trustee



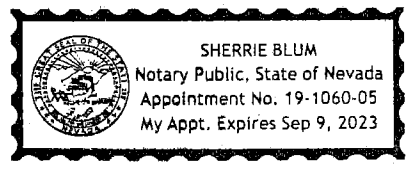
Terrie C. Martin, Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on October 23, 2020 by
2018 Martin Family Trust. by John L. Martin + Terrie
C. Martin Trustees



Notary Public
(My commission expires: 9/9/23)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2603928.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-33-815-002
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$375,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$375,000.00
 d) Real Property Transfer Tax Due \$1,462.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *M. Walsh*
 Signature: _____

Capacity: *agent*
 Capacity: _____

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

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

Print Name: 2018 Martin Family Trust
 Address: 1160 North Fork Trail
 City: Minden
 State: NV Zip: 89423

Print Name: Fred J Simon, Jr and Maria Simon and Nicole Christina Simon
 Address: 1599 Esmeralda Avenue
 City: Minden
 State: NV Zip: 89423

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

First American Title Insurance
 Print Name: Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2603928 mk/ mk
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)