

DOUGLAS COUNTY, NV **2020-956054**
RPTT:\$1170.00 Rec:\$40.00
\$1,210.00 Pgs=2 11/09/2020 11:26 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1022-11-002-048
R.P.T.T.: \$1,170.00
Escrow No.: 20010191-ES
When Recorded Return To:
James Lee Fletcher and Virginia Whitson
Fletcher Revocable Trust
7700 Fox Road #F219
Hughson, CA 95326

Mail Tax Statements to:
James Lee Fletcher and Virginia Whitson
Fletcher Revocable Trust
7700 Fox Road #F219
Hughson, CA 95326

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jessica Lemich and Nichole Montani, (formerly Nichole Lemich) as joint tenants with rights of survivorship

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

James Lee Fletcher and Virginia Whitson Fletcher, Trustees of James Lee Fletcher and Virginia Whitson Fletcher Revocable Trust

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

Lot 18, of Topaz Ranch Estates #1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on December 4th, 1963, as Document No. 23962.

Assessors Parcel No.: 1022-11-002-048

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

Dated this 5th day of NOVEMBER, 2020.

Jessica Lemich
Jessica Lemich
Nichole Lemich Montani
Nichole Lemich Montani

STATE OF IL

COUNTY OF DUKE

This instrument was acknowledged before me on this 5th day of NOVEMBER, 2020, by Jessica Lemich and Nichole Lemich Montani.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-11-002-048
 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: \$300,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$300,000.00
 d. Real Property Transfer Tax Due: \$1,170.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 100.00%

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: *Jessica Lemich* Capacity: Escrow Holder
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Jessica Lemich and Nichole Lemich
 Address: 4917 Seely St
 City: Oswego
 State: IL Zip: 60543

James Lee Fletcher and Virginia Whitson Fletcher, Trustees of James Lee Fletcher and Virginia Whitson Fletcher Revocable Trust
 Print Name: _____
 Address: 7700 Fox Road #F219
 City: Hughson
 State: California Zip: 95326

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20010191-ES
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703