

A.P.N.: 1320-33-714-060
File No: 143-2604727 (mk)
R.P.T.T.: \$1,482.00

When Recorded Mail To: Mail Tax Statements To:
Fred J. Simon, Jr. and Maria Simon
223 Mountain Reach Ct
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Michael Flamm and Katie Flamm, husband and wife as joint tenants that acquired title as a single man and Katie Molina, a single woman, as joint tenants

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

Fred J. Simon, Jr. and Maria Simon, husband and wife and Joseph R. Simon, a single man, all as joint tenants

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

LOT 60 IN BLOCK H AS SET FORTH ON THE FINAL SUBDIVISION MAP NO. 1006-6 OF CHICHESTER ESTATES PHASE 6, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA AND RECORDED FEBRUARY 16, 2000 IN BOOK 0200 AT PAGE 2552 AS DOCUMENT NO. 486411.

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.

Michael Flamm
Michael Flamm
Katie Flamm
Katie Flamm

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

This instrument was acknowledged before me on 11-6-2020 by **Michael Flamm and Katie Flamm.**

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2604727.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-33-714-060
 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: \$380,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$380,000.00
 d) Real Property Transfer Tax Due \$1,482.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
 Signature: _____

Capacity: [Signature]
 Capacity: _____

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

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

Print Name: Michael Flamm and Katie Flamm
 Address: 1310 Brooke
 City: Gardnerville
 State: NV Zip: 89410

Print Name: R. Simon
 Address: 223 Mountain Reach Ct
 City: Gardnerville
 State: NV Zip: 89460

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: 143-2604727 mk/ mk
 State: NV Zip: 89423

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