

DOUGLAS COUNTY, NV **2021-960831**  
RPTT:\$2983.50 Rec:\$40.00  
\$3,023.50 Pgs=2 **01/28/2021 10:22 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-24-410-005  
R.P.T.T.: \$2,983.50  
Escrow No.: 21012978-DR  
When Recorded Return To:  
Stephanie Lewis  
1748 Kennington Rd  
Encinitas, CA 92024

Mail Tax Statements to:  
Stephanie Lewis  
1748 Kennington Rd  
Encinitas, CA 92024

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Jeffrey Sidler and Patrice Sidler, husband and wife as joint tenants with right of survivorship**

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

**Stephanie Lewis, an unmarried woman**

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

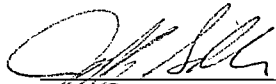
Lot 5, of the Amended Map of Kingsbury Pines, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 2nd, 1979, as Document No. 32082.

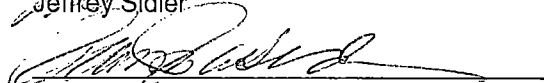
Together with an easement of Lot A (common area) as set forth in Sections 1 and 2 of Article II of the Covenants, Conditions and Restrictions recorded October 4, 1978, as Document No. 26006 and re-recorded on October 20, 1978, as Document No. 26539.

Assessors Parcel No.: 1318-24-410-005

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

Dated this 14 day of January, 2021.

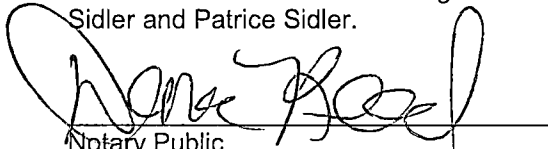
  
\_\_\_\_\_  
Jeffrey Sidler

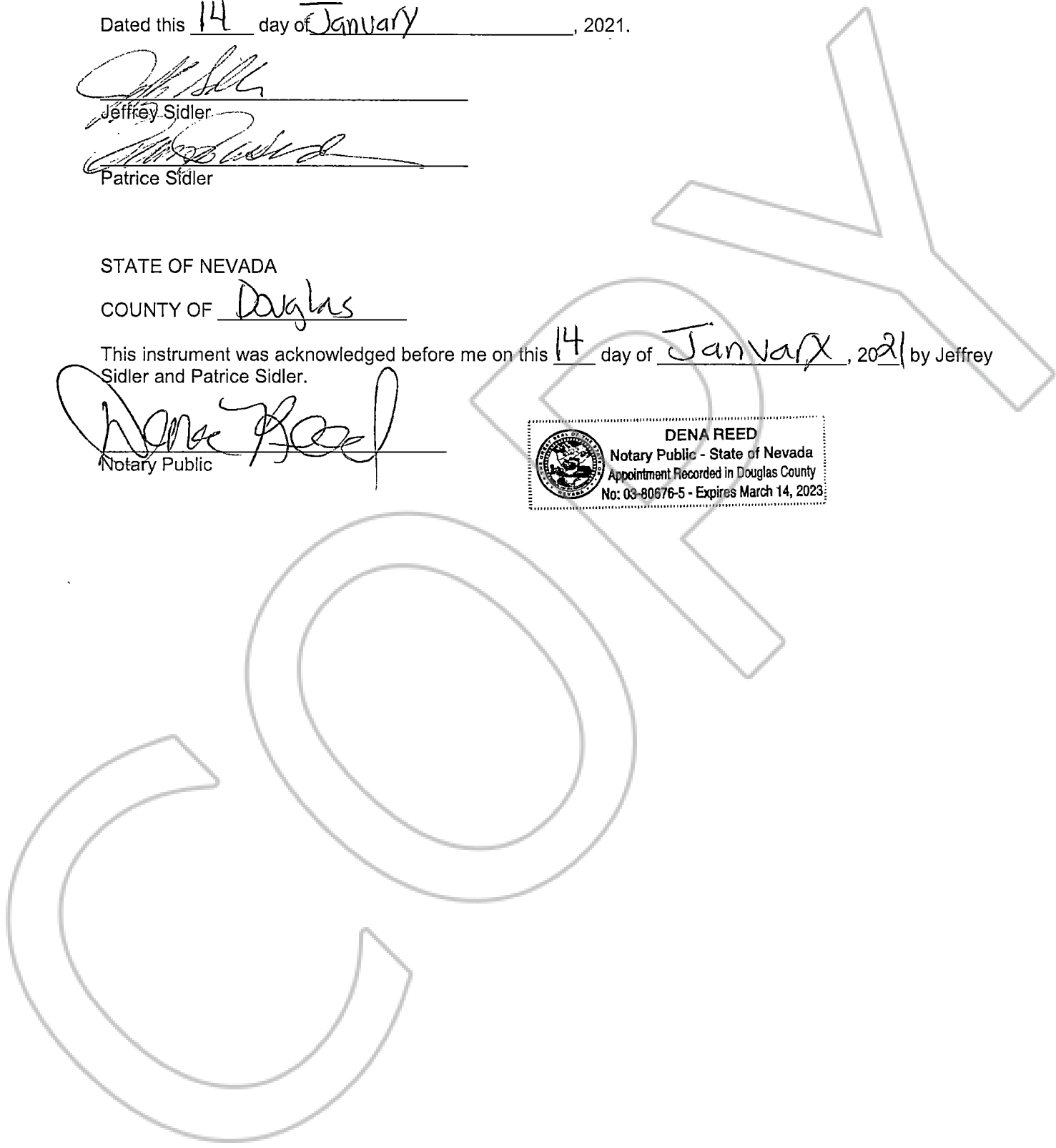
  
\_\_\_\_\_  
Patrice Sidler

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 14 day of January, 2021 by Jeffrey Sidler and Patrice Sidler.

  
\_\_\_\_\_  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-24-410-005  
 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: \$765,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$765,000.00  
 d. Real Property Transfer Tax Due: \$2,983.50

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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: [Signature] Capacity: Grantor  
 Signature: [Signature] Capacity: Grantee

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

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

Print Name: Jeffrey Sidler and Patrice Sidler  
 Address: P.O. Box 6171  
 City: Stateline  
 State: NV Zip: 89449

Print Name: Stephanie Lewis  
 Address: 1748 Kennington Rd  
 City: Encinitas  
 State: California Zip: 92024

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21012978-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED