

DOUGLAS COUNTY, NV **2021-962708**  
RPTT:\$1365.00 Rec:\$40.00  
\$1,405.00 Pgs=3 **02/26/2021 03:09 PM**  
TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Wade M. Schell and Sonja L. Schell  
2116 Olympic Dr.  
Martinez, CA 94553

MAIL TAX STATEMENTS TO:  
Wade M. Schell and Sonja L. Schell  
2116 Olympic Dr.  
Martinez, CA 94553

Escrow No. 2009665-SLP

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1319-30-512-001  
R.P.T.T. \$1,365.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That Jeff Ramsey and Marie Ramsey, husband and wife as joint tenants

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Wade M. Schell and Sonja L. Schell, husband and wife, as joint tenants with right of survivorship

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

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

**Signature and notary acknowledgement on page two.**

Jeff Ramsey  
Jeff Ramsey

Marie Ramsey  
Marie Ramsey

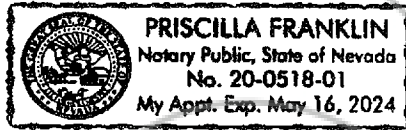
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, February 23, 2021  
by Jeff Ramsey and Marie Ramsey

Priscilla Franklin  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02009665.



Escrow No. 2009665-SLP

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

Unit 5 of Lot 2 Condominium Map, as set forth on Sheet 6 of the 3rd Amended Map of TAHOE VILLAGE NO. 2, filed for record on August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada.

**PARCEL 2:**

An undivided 1/18 interest in and to those areas designated as "Common Area" as set forth on the map of lot 2 of Condominium Map, as set forth on Sheet 6 of the 3rd Amended Map of TAHOE VILLAGE NO. 2, filed for record on August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada.

APN: 1319-30-512-001

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-30-512-001
b)
c)
d)

2. Type of Property:

- a) [ ] Vacant Land b) [ ] Single Fam. Res.
c) [x] 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
Book Page
Date of Recording:
Notes:

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$350,000.00
)
Transfer Tax Value \$350,000.00
Real Property Transfer Tax Due: \$1,365.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section
b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: %

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 Capacity Grantee

Signature Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Jeff Ramsey, Et Al
Address: 8852 Sunny Mead Ct.
Las Vegas, NV 89134
City, State, Zip

Print Name: Wade M. Schell, Et Al
Address: 2116 Olympic Dr.
Martinez, CA 94553
City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2009665-SLP
Address: 264 Village Boulevard #101 City, State, Zip: Incline Village, NV 89451