

A.P.N. No.:	1220-25-501-034
R.P.T.T.	\$ 0.00
File No.:	1270614 WLD
Recording Requested By:	
<b>Stewart Title Company</b>	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Charles Zumpft	
1913 Wiseman Lane	
Gardnerville, NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Charles Zumpft, an unmarried person (who acquired title as a married man as his sole and separate property) for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Charles Zumpft, an unmarried person**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

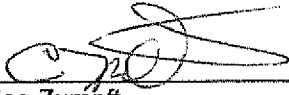
**\*SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 15, 2021

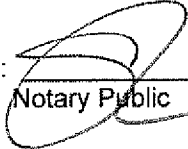
SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

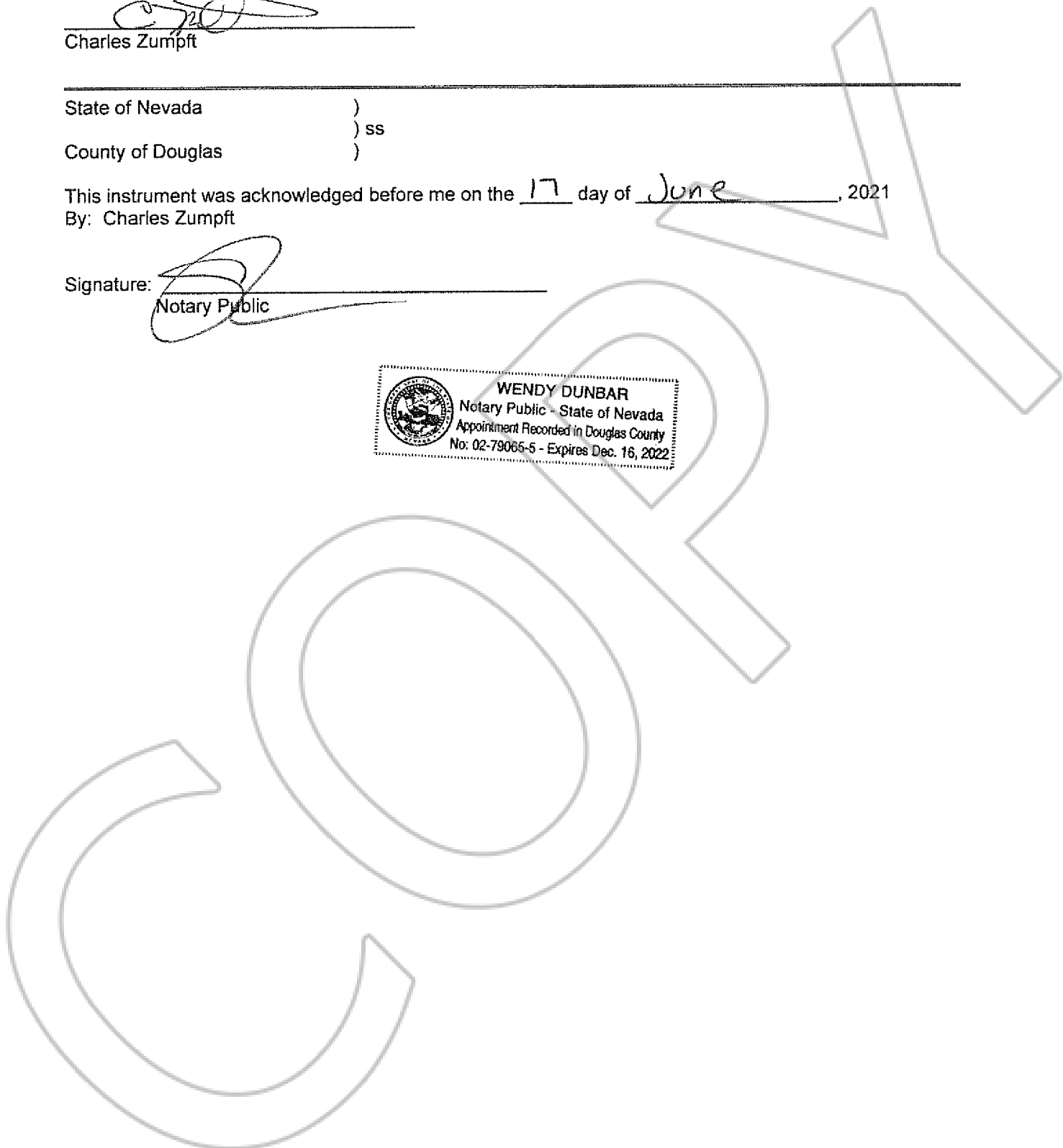
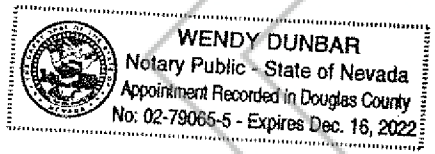


Charles Zumpft

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 17 day of June, 2021  
By: Charles Zumpft

Signature:   
Notary Public



## EXHIBIT "A" LEGAL DESCRIPTION

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

A parcel of land located within a portion of Section 25, Township 12 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Beginning at the Northwest corner of the Parcel 2 as shown on the Parcel Map for Richard W. & Lesley Anne Sears, Document No. 518967 of the Douglas County Recorder's Office, also being a point on the Southerly right-of-way line of Wiseman Lane, which bears South 79°10'12" West, 2599.16 feet from the Northwest corner of said section 25; thence South 89°50'48" East, along said Southerly right-of-way line 142.28' to the Northeast corner of said Parcel 2; thence South 09°41'46" East, along the Easterly line of said Parcel 2, 250.46 feet to the Southwest corner of Parcel 3 as shown on said Parcel Map; thence South 00°24'27" West, continuing along said Easterly line, 18.71 feet to the Southeast corner of said Parcel 2; thence North 89°53'21" West, along the Southerly line of said Parcel 2, 183.04 feet the Southwest corner of said Parcel 2; thence North 60°35'20" West, 34.73 feet to a point on the Easterly right-of-way line of Lone Star Court as shown on the Final Map of Saddlerock Subdivision Document No. 741415 of the Douglas County Recorder's Office; thence along said Easterly right-of-way line, 119.14 feet, along a non-tangent curve to the left having a radius of 230.00', and a central angle of 29°40'46", (chord bears North 14°33'39" East, 117.81'); thence North 00°16'44" West, continuing along said Easterly right-of-way line, 134.54 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Washoe County, Nevada on October 21, 2019, as Document No. 2019-936916 of Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-25-501-034  
 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'/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property)      (                    )  
 c. Transfer Tax Value:      \$ 0.00  
 d. Real Property Transfer Tax Due      \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section #3  
 b. Explain Reason for Exemption: Changing vesting from a married man to an unmarried man  
vesting doc no. 2019-936916

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 [Signature] Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Charles Zumpft  
 Address: 1913 Wiseman Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Charles Zumpft  
 Address: 1913 Wiseman Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville

Escrow # 1270614 WLD  
 State: NV Zip: 89410