

DOUGLAS COUNTY, NV **2021-975171**  
RPTT:\$5109.00 Rec:\$40.00  
\$5,149.00 Pgs=2 10/07/2021 10:06 AM  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1319-03-611-015
<b>R.P.T.T.</b>	\$5,109.00
<b>File No.:</b>	1393559 KDJ/BB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b> <i>Same as below</i>	
<b>When Recorded Mail To:</b>	
Ed Zschau and Jo Zschau, Trustees	
PO Box 588	
Genoa, NV 89411	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jimmy K. Johansen and Jazzmine T. Johansen, husband and wife, as joint tenants with right of survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Ed Zschau and Jo Zschau, Trustees of the Zschau Living Trust dated March 18, 1995**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 58 in Block J of Genoa Lakes Phase 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 28, 1993, in Book 693, Page(s) 6217 as Document No. 311009.

**\*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: 10/07/2021

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

Jimmy K. Johansen  
Jimmy K. Johansen

Jazzmine T. Johansen  
Jazzmine T. Johansen

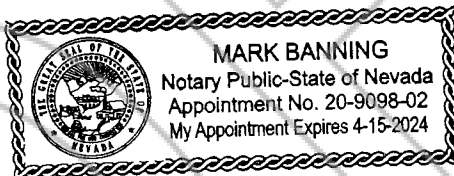
State of Nevada )  
 ) ss

County of Carson City )

This instrument was acknowledged before me on the 6<sup>th</sup> day of October, 2021  
By: Jimmy K. Johansen and Jazzmine T. Johansen

Signature: Mark Banning  
Notary Public  
Mark Ba

My Commission Expires: 4-15-2024



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-03-611-015  
 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  
 Other \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property                      \$ 1,310,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 1,310,000.00  
 d. Real Property Transfer Tax Due                                \$ 5,109.00

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 [Handwritten Signature] Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jimmy K. Johansen and Jazzmine T. Johansen  
 Address: 3249 Highland Way  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ed Zschau and Jo Zschau, Trustee  
 Address: PO Box 588  
 City: Genoa  
 State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1393559 KDJ  
 Address: 2310 S. Carson Street, Suite 5A  
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED