

A.P.N.: 1219-22-001-024
File No: 143-2634225 (et)
R.P.T.T.: \$1,170.00

When Recorded Mail To: Mail Tax Statements To:
Matthew Filice and Melody Filice
1362 US HWY 395, Ste 102, #416
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

Melissa Fellman and and Andrew E. Fellman, wife and husband as joint tenants, who acquired title as, Melissa Cromwell, an unmarried woman and Andrew E. Fellman, a single man as joint tenants

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

Matthew A. Filice and Melody J. Filice, Trustees of The Matthew and Melody Filice Family Trust

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

LOT 310, IN BLOCK B, AS SET FORTH ON THAT CERTAIN OFFICIAL PLAT OF JOB'S PEAK RANCH - UNIT 3, PLANNED UNIT DEVELOPMENT FINAL SUBDIVISION MAP 2014-3, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON OCTOBER 5, 2001 IN BOOK 1001 OF OFFICIAL RECORDS, AT PAGE 1342, AS DOCUMENT NO. 524340.

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.

Andrew E. Fellman
Andrew E. Fellman

Melissa Fellman
Melissa Fellman

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

This instrument was acknowledged before me on _____ by
Andrew E. Fellman and Melissa Fellman.

See attached

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2634225.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado)

On December 11, 2021 before me, Atalay Sofuoglu, Notary Public
(Insert name and title of the officer)

personally appeared Andrew E. Fellman and Melissa Fellman
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

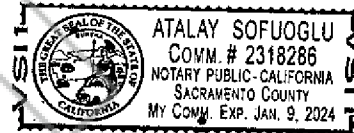
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature

Atalay Sofuoglu

(Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-22-001-024
- 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: \$300,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$300,000.00
- d) Real Property Transfer Tax Due \$1,170.00

4. **If Exemption Claimed:**

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

Capacity: [Signature]

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Andrew E. Fellman and Melissa Fellman

Print Name: Matthew Filice and Melody Filice

Address: 2540 Sierra Vista Rd

Address: 1362 US HWY 395, Ste 102, #416

City: Rescue

City: Gardnerville

State: CA Zip: 95672

State: NV Zip: 89410

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

Print Name: First American Title Insurance Company

File Number: 143-2634225 et/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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