

A.P.N.: 1220-01-001-063
File No: 143-2639150 (et)
R.P.T.T.: \$10,920.00

When Recorded Mail To: Mail Tax Statements To:
Keith Serpa and Crisara Serpa
1350 View Pointe
Gardnerville, NV 89410

GRANT, BARGAIN and SALE DEED

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

John L. Simpson and Susan E. Simpson, as Trustees of the Inter-Vivos Revocable Family Trust of John L. Simpson and Susan E. Simpson, dated September 12, 1996

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

Keith Serpa and Crisara Serpa, husband and wife as joint tenants with right of survivorship

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

ALL THAT CERTAIN LOT PIECE OR PARCEL OF LAND SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING A PORTION OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 17-C AS SHOWN ON PARCEL MAP FOR MATT AND STEPHANIE JOHNSON, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 23, 1993, IN BOOK 393, PAGE 4281, AS DOCUMENT NO. 302546, OFFICIAL RECORDS.

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.

John L. Simpson and Susan E. Simpson, as Trustees of The Inter-Vivos Revocable Family Trust of John L. Simpson and Susan E. Simpson, dated September 12, 1996

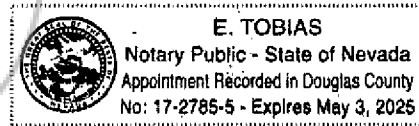
John L. Simpson TRUSTEE
John L. Simpson, Trustee

Susan E. Simpson Trustee
Susan E. Simpson, Trustee

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

This instrument was acknowledged before me on 12.20.2021 by **John L. Simpson and Susan E. Simpson, as Trustees.**

[Signature]
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2639150.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-01-001-063
- 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: \$2,800,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$2,800,000.00
- d) Real Property Transfer Tax Due \$10,920.00

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]
Signature: _____

Capacity: Agent
Capacity: _____

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

The Inter-Vivos Revocable Family
Print Name: Trust
Address: PO Box 1870
City: Gardnerville
State: NV Zip: 89410

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

Keith Serpa and Crisara
Print Name: Serpa
Address: 1350 View Pointe
City: Gardnerville
State: NV Zip: 89410

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

First American Title Insurance
Print Name: Company File Number: 143-2639150 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)