

DOUGLAS COUNTY, NV  
RPTT:\$682.50 Rec:\$40.00  
\$722.50 Pgs=3  
2022-980431  
01/28/2022 11:58 AM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1121-22-000-023  
File No: 143-2643245 (et)  
R.P.T.T.: \$682.50

When Recorded Mail To: Mail Tax Statements To:  
Jeremy Lachenmyer and Katie Leigh Ferrari-Lachenmyer  
820 E Dalton Avenue  
Glendora, CA 91741

### ***GRANT, BARGAIN and SALE DEED***

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

David E. Hillenbrand and Rebecca L. Hillenbrand, husband and wife, as joint tenants

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

Jeremy Lachenmyer and Katie Leigh Ferrari-Lachenmyer, husband and wife as  
community property with right of survivorship

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

#### **PARCEL I**

**PARCEL 3, OF PARCEL MAP LDA 05-011 FOR FRANK & MARGUERITE WARREN  
RECORDED OCTOBER 31, 2006 IN BOOK 1006, PAGE 11169 AS DOCUMENT NO.  
687594, OF OFFICIAL RECORDS, FILED IN THE OFFICE OF THE RECORDER OF  
DOUGLAS COUNTY NEVADA.**

**EXCEPTING THEREFROM ALL MINERALS, AND COAL, OILS, PETROL, AND KINDRED  
SUBSTANCES, AND NATURAL GASES UNDER AND IN SAID LAND BELOW 500 FEET.**

#### **PARCEL II**

**A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE  
PARCEL MAP RECORDED OCTOBER 31, 2006 IN BOOK 1006, PAGE 11169 AS  
INSTRUMENT 687594 IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER.**

*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.

COPY

*David E. Hillenbrand*  
David E. Hillenbrand  
*Rebecca L. Hillenbrand*  
Rebecca L. Hillenbrand

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

This instrument was acknowledged before me on 1-27-2022 by **David E. Hillenbrand and Rebecca L. Hillenbrand.**

*S. Williams*  
\_\_\_\_\_  
Notary Public  
(My commission expires: 12-4-24 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2643245.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1121-22-000-023  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$175,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$175,000.00  
 d) Real Property Transfer Tax Due \$682.50

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: Agent  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: David E. Hillenbrand and Rebecca L. Hillenbrand  
 Address: 8510 Fair Way  
 City: Roseville  
 State: CA Zip: 95661

Print Name: Jeremy Lachenmyer and Katie Leigh Ferrari-Lachenmyer  
 Address: 820 E Dalton Avenue  
 City: Glendora  
 State: CA Zip: 91741

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

Print Name: First American Title Insurance Company File Number: 143-2643245 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)