

DOUGLAS COUNTY, NV **2022-980949**  
RPTT:\$2359.50 Rec:\$40.00  
\$2,399.50 Pgs=3 **02/09/2022 08:43 AM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-33-816-073
R.P.T.T.	\$2,359.50
File No.:	1535129 WLD
Recording Requested By:	
	Stewart Title Company
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
	Thomas E. Bemer and Shanaz Bemer
	103 Christina Circle
	Wheaton, IL 60189

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Stuart D. Shipley and Katharine L. Shipley, Trustees of the Shipley Family Trust dated September 30, 2020** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Thomas E. Bemer and Shanaz Bemer, husband and wife, as joint tenants**, 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.

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: January 26, 2022

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

The Shipley Family Trust

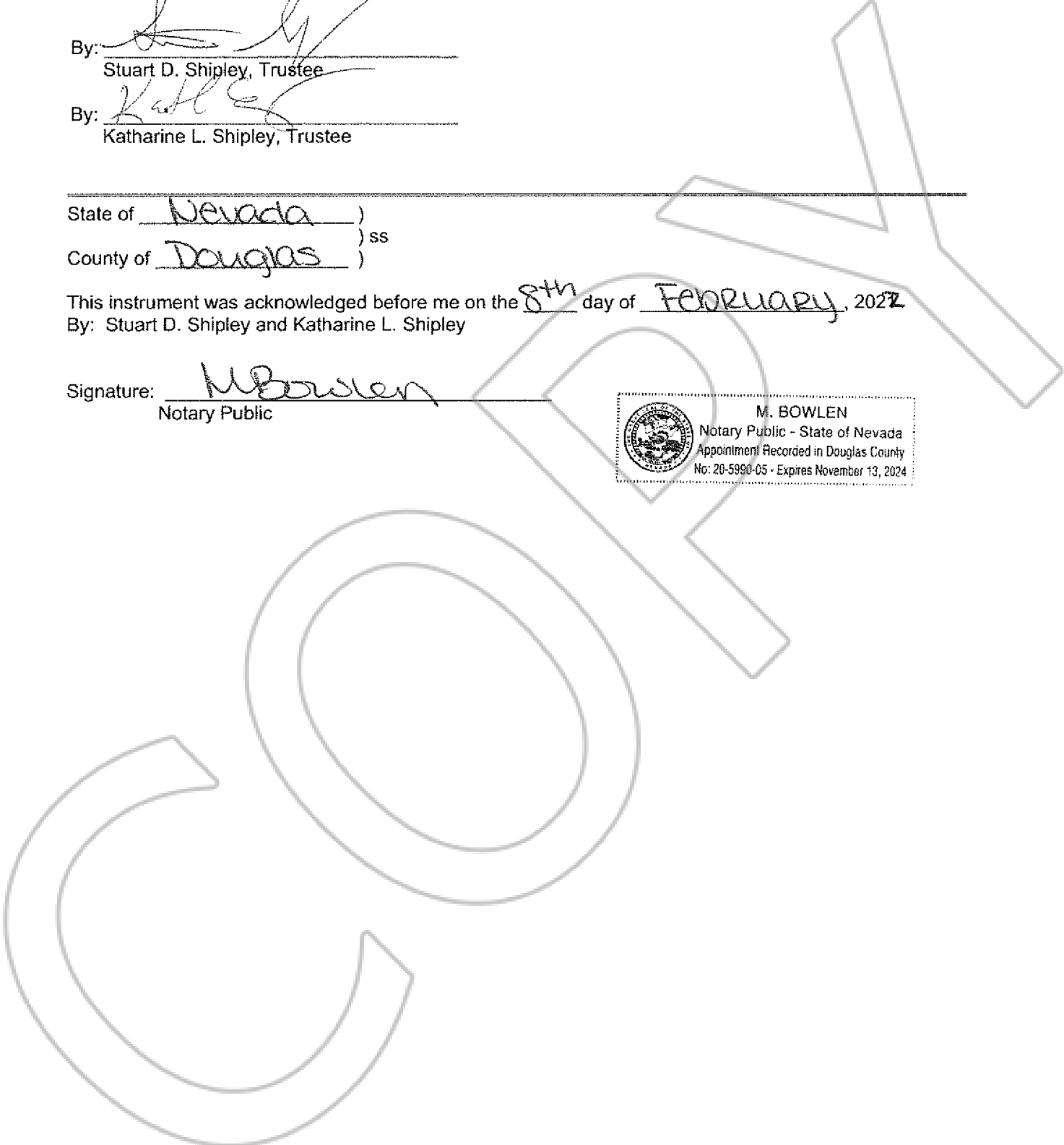
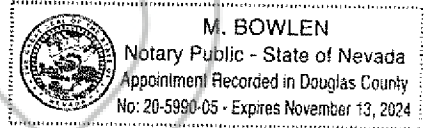
By: [Signature]  
Stuart D. Shipley, Trustee

By: [Signature]  
Katharine L. Shipley, Trustee

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 8<sup>th</sup> day of FEBRUARY, 2022  
By: Stuart D. Shipley and Katharine L. Shipley

Signature: [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 the Southeast one-quarter (SE1/4) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southeasterly corner of Lot 13, Block B, as shown on the Final Map #1006-5 for CHICHESTER ESTATES, PHASE 5, recorded April 9, 1999, in the office of the Recorder, Douglas County, Nevada, in Book 499, at Page 1900, as Document No. 465394, also being the Southwesterly corner of Lot 1, Block A, as shown on Final Map #1006-11 for CHICHESTER ESTATES, PHASE 11, recorded December 27, 2002, in the office of Recorder, Douglas County, Nevada, in Book 1202, at Page 12732, as Document No. 562225, the POINT OF BEGINNING; thence North 53°33'00" East, thence South 36°25'48" East, 3.37 feet; thence South 42°00'04" East, 63.37 feet to the Northeasterly corner of said Lot 1; thence along the Easterly line of said Lot 1, South 46°02'57" West, 100.56 feet to the Southeasterly corner of said Lot 1, a point on the Northerly right-of-way of Chichester Drive; thence along said Northerly right-of-way of Chichester Drive, along the arc of curve to the right, radial to the preceding course, having a radius of 840.00 feet, central angle of 05°26'55", arc length of 79.88 feet, and chord being and distance of North 41°13'35" West, 79.85 feet to the POINT OF BEGINNING, containing 7,380 square feet, more or less.

The basis of bearing of this description is South 89°25'02" East, the South line of Section 33, T. 13 N., R. 20 E., MDM, as shown on Final Map #1006-11 for CHICHESTER ESTATES, PHASE 11, recorded December 27, 2002, in the office of Recorder, Douglas County, Nevada, in Book 1202, at Page 12732, as Document No. 562225.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 7, 2020, as Document No. 2020-954078 of Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-816-073  
 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                      \$ 605,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 605,000.00  
 d. Real Property Transfer Tax Due                                \$ 2,359.50

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 M Bowen Capacity Escrow Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Stuart D. Shipley and Katharine L. Shipley, Trustees of the Shipley Family Trust dated September 30, 2020  
 Address: 263 Apple Creek Lane  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Thomas E. Bemer and Shanaz Bemer  
 Address: 63 Christina Circle  
 City: Wheaton  
 State: IL Zip: 60189

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1535129 WLD  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED