

A.P.N. No.:	1320-33-816-073
R.P.T.T.	\$0.00
Recording Requested By:	
Mail Tax Statements To: Same as below	
When Recorded Mail To:	
Thomas E. Bemmer and Shanaz Bemmer and Sara J. Bemmer	
63 Christina Circle	
Wheaton, IL 60189	



KAREN ELLISON, RECORDER E05

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Thomas E. Bemmer and Shanaz Bemmer, husband and wife, as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Thomas E. Bemmer and Shanaz Bemmer, husband and wife, and Sara J. Bemmer, an unmarried woman 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: April 19, 2022

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

Thomas E. Bemer
Thomas E. Bemer

Shanaz Bemer
Shanaz Bemer

State of Illinois)
County of DuPage) ss

This instrument was acknowledged before me on the 2 day of April, ~~2021~~ ²⁰²² / Two
By: Thomas E. Bemer and Shanaz Bemer

Signature: David W. Otto-Classon
Notary Public

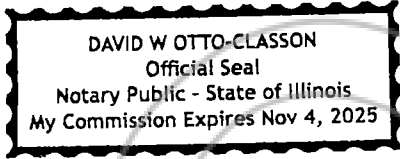


EXHIBIT "A"

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 \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section #5
 b. Explain Reason for Exemption: Adding daughter to title, no consideration vesting document
Number 2022-980949 (Sara is the daughter of Thomas and Shanaz)

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 Thomas E. Berner Capacity Grantee
 Signature Shanaz Berner Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Thomas E. Berner and Shanaz Berner
 Address: 63 Christina Circle
 City: Wheaton
 State: IL Zip: 60189

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

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED