

DOUGLAS COUNTY, NV **2022-984658**
RPTT:\$4408.95 Rec:\$40.00
\$4,448.95 Pgs=2 **05/06/2022 11:12 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1319-13-000-016
R.P.T.T.	\$4,408.95
File No.:	1620826 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Scott Thelen and Michelle Thelen	
P.O. Box 216	
Genoa, NV 89411	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Frank Settelmeyer Properties, LLC**, a Nevada **Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Scott Thelen and Michelle Thelen, husband and wife as joint tenants with rights of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

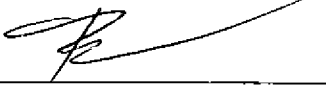
Parcel 8-B as shown on PARCEL MAP (DP 21-0141), FOR FRANK SETTELMAYER PROPERTIES, LLC, according to the map filed in the office of the County Recorder of Douglas County, Nevada on April 12, 2022, as File No. 2022-98360, Official Records.

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: 5-5-2022

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

Frank Settelmeyer Properties, LLC, a Nevada
Limited Liability Company



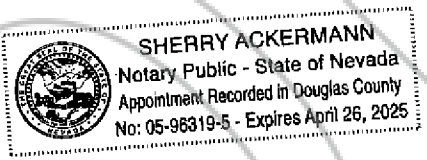
By: Coker Development-NEV Inc., its Manager
By: Robert B. Coker, Jr., as Manager

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 5 day of May, 2022
By: Robert B. Coker, Jr. as Manager of Frank Settelmeyer Properties, LLC, a Nevada Limited Liability Company

Signature: 
Notary Public

My Commission Expires: 4-26-2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-13-000-016
 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 \$ 1,130,182.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,130,182.00
 d. Real Property Transfer Tax Due \$ 4,408.95

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ 100%

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 Michelle Thelen Capacity Grantor

 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Frank Settlemeyer Properties, LLC, a Nevada Limited Liability Company
 Address: P.O. Box 395
 City: Genoa
 State: NV Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Scott Thelen and Michelle Thelen
 Address: P.O. Box 216
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1620826 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED