

DOUGLAS COUNTY, NV

2022-985614

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/26/2022 02:51 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO:

Fred J. Simon Jr.
223 Mountain Reach Ct
Gardnerville, NV.
89460

MAIL TAX STATEMENTS TO:

Same as above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Escrow No. 2202413-RLT

APN 1320-33-811-008

R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Maria V. Simon, Spouse of the grantee herein

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Fred J. Simon Jr., A Married man as his sole and separate property

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

Signature and notary acknowledgement on page two.

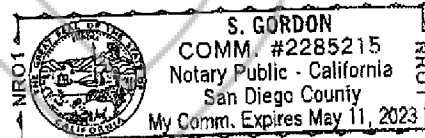
MV Simon

Maria V. Simon

STATE OF NEVADA CALIFORNIA } ss:
COUNTY OF DOUGLAS SAN DIEGO

This instrument was acknowledged before me on May 23 2022
by MARIA V. SIMON

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02202413.

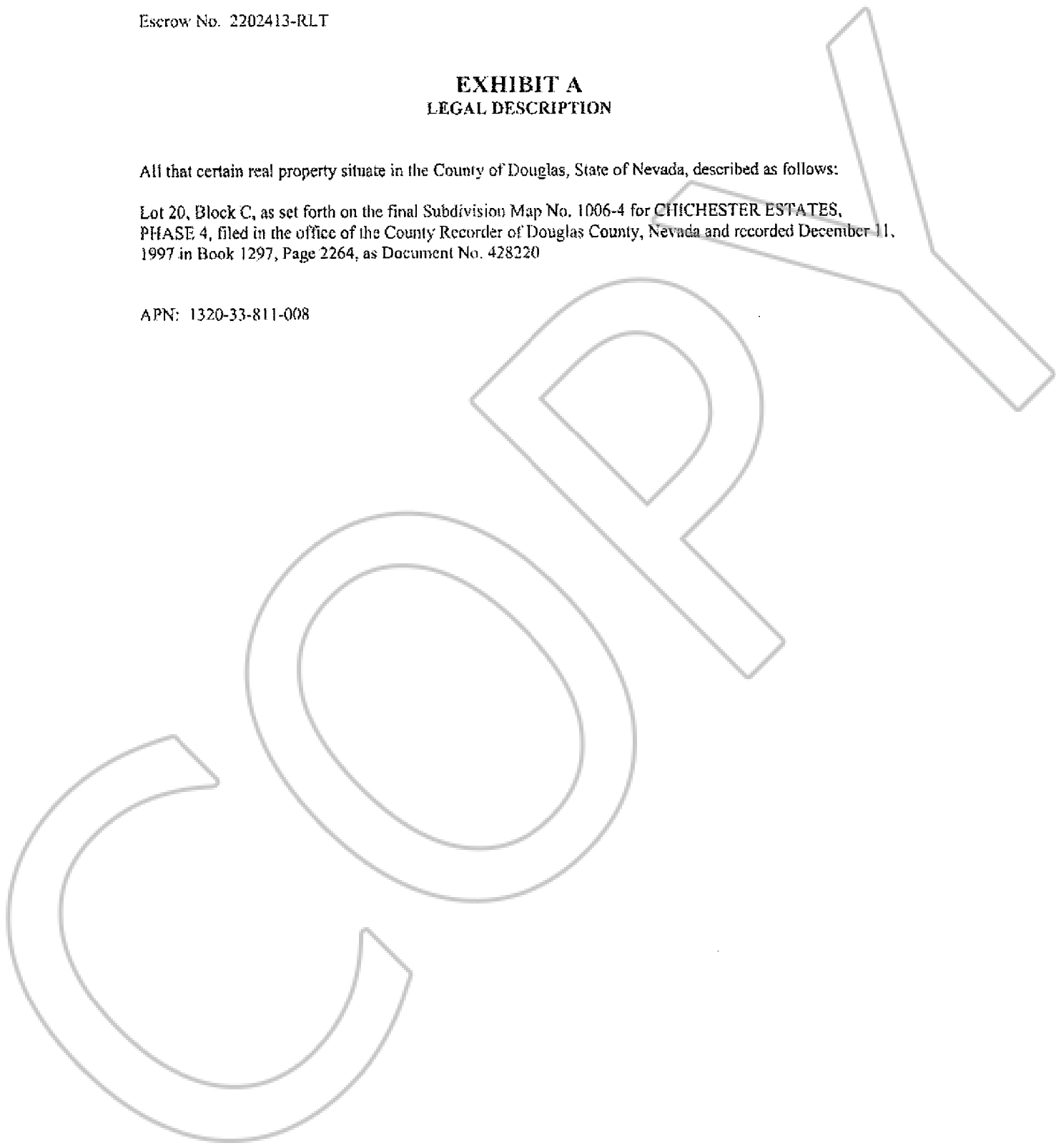
Escrow No. 2202413-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 20, Block C, as set forth on the final Subdivision Map No. 1006-4 for CHICHESTER ESTATES, PHASE 4, filed in the office of the County Recorder of Douglas County, Nevada and recorded December 11, 1997 in Book 1297, Page 2264, as Document No. 428220

APN: 1320-33-811-008



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1320-33-811-008
- 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 _____

<p>FOR RECORDERS OPTIONAL USE ONLY</p> <p>Notes:</p> <p>_____</p>
--

3. Total Value/Sales Price of Property:

\$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ _____
 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: Transfer of title between spouses without consideration

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 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

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Maria V. Simon
 Address: 223 Mountain Reach Ct
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Fred J. Simon Jr.
 Address: 223 Mountain Reach Ct
 City: Gardnerville
 State: Nevada Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2202413-RLT
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)