

DOUGLAS COUNTY, NV **2022-985843**
RPTT:\$2125.50 Rec:\$40.00
\$2,165.50 Pgs=3 **06/02/2022 02:06 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1320-33-714-060
R.P.T.T.	\$2,125.50
File No.:	1704943 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Stefan Fraas, Trustee of The Stefan Fraas Trust dated February 24, 2016	
1327 Brooke Way	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Fred J. Simon Jr. and Maria Simon, husband and wife and Joseph R. Simon, a single man all as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Stefan Fraas, Trustee of The Stefan Fraas Trust dated February 24, 2016**, , 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:

Lot 60, in Block H, as set forth on the Final Subdivision Map No. 1006-6 of CHICHESTER ESTATES PHASE 6, filed in the office of the County Recorder of Douglas County, Nevada, and recorded February 16, 2000, in Book 0200, at Page 2552, as Document No. 486411, 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: 5-27-2022

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

Fred J. Simon Jr.

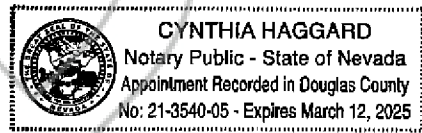
Maria Simon

Joseph R. Simon

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 27 day of May, 2022
By: Fred J. Simon Jr and Joseph R. Simon

Signature: Cynthia Haggard
Notary Public



My Commission Expires: 3/12/2022

State of _____)
) ss
County of _____)

This instrument was acknowledged before me on the _____ day of _____, 2022
By: Maria Simon

Signature: _____
Notary Public

My Commission Expires: _____

Fred J. Simon Jr.

Maria Simon

Maria Simon

Joseph R. Simon

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2022
By: Fred J. Simon Jr and Joseph R. Simon

Signature: _____
Notary Public

My Commission Expires: _____

State of *California*)
County of *San Diego*) ss

This instrument was acknowledged before me on the *28* day of *May*, 2022
By: Maria Simon

Signature: *Huong Nguyen*

Notary Public

My Commission Expires: *04/14/2026*



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-714-060
 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 \$ 545,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 545,000.00
 d. Real Property Transfer Tax Due \$ 2,125.50

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

5. Partial Interest: Percentage being transferred: 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 SA Capacity _____ Grantor ESCROW
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Fred J. Simon Jr., Maria Simon, and Joseph R. Simon
 Address: 223 Mountain Reach Court
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Stefan Fraas, Trustee of The Stefan Fraas Trust dated February 24, 2016
 Address: 1327 Brooke Way
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1704943 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410