

DOUGLAS COUNTY, NV **2022-986256**
RPTT:\$11115.00 Rec:\$40.00
\$11,155.00 Pgs=4 **06/13/2022 01:24 PM**
CA - OLD REPUBLIC TITLE COMPANY
KAREN ELLISON, RECORDER

Assessor's Parcel No: 1318-15-610-020

Order No.: 2132015981/22028482-CT

The Grantors declare:
Documentary Transfer Tax is \$11,115.00

When Recorded Mail To:
(Tax Statements Same)
Simmons Family Properties NV, LLC
1624 Ryman Ridge Rd.
Dalton, GA 30720

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

JR Properties Series LLC-Series Ute Way, a Nevada limited liability company

Do(es) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

Simmons Family Properties NV, LLC, a Nevada Limited Liability Company

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

See "Exhibit A" attached hereto and made a part hereof.

WITNESS my hand this 21 day of May, ²⁰²²~~2021~~

Jr Properties Series LLC -Series UTE Way,
A Nevada Limited Liability Company

By: James Richter
James Richter, Managing Member

COPY

State of Nevada

County of Douglas

On 5/21/2022, before me, Erika D. Marston, a notary public, personally appeared James Richter who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity(ies), and that by his her their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Erika D. Marston*
Name: Erika D. Marston
(typed or printed)



ERIKA D. MARSTON
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 07-01-25
Certificate No: 21-4727-03

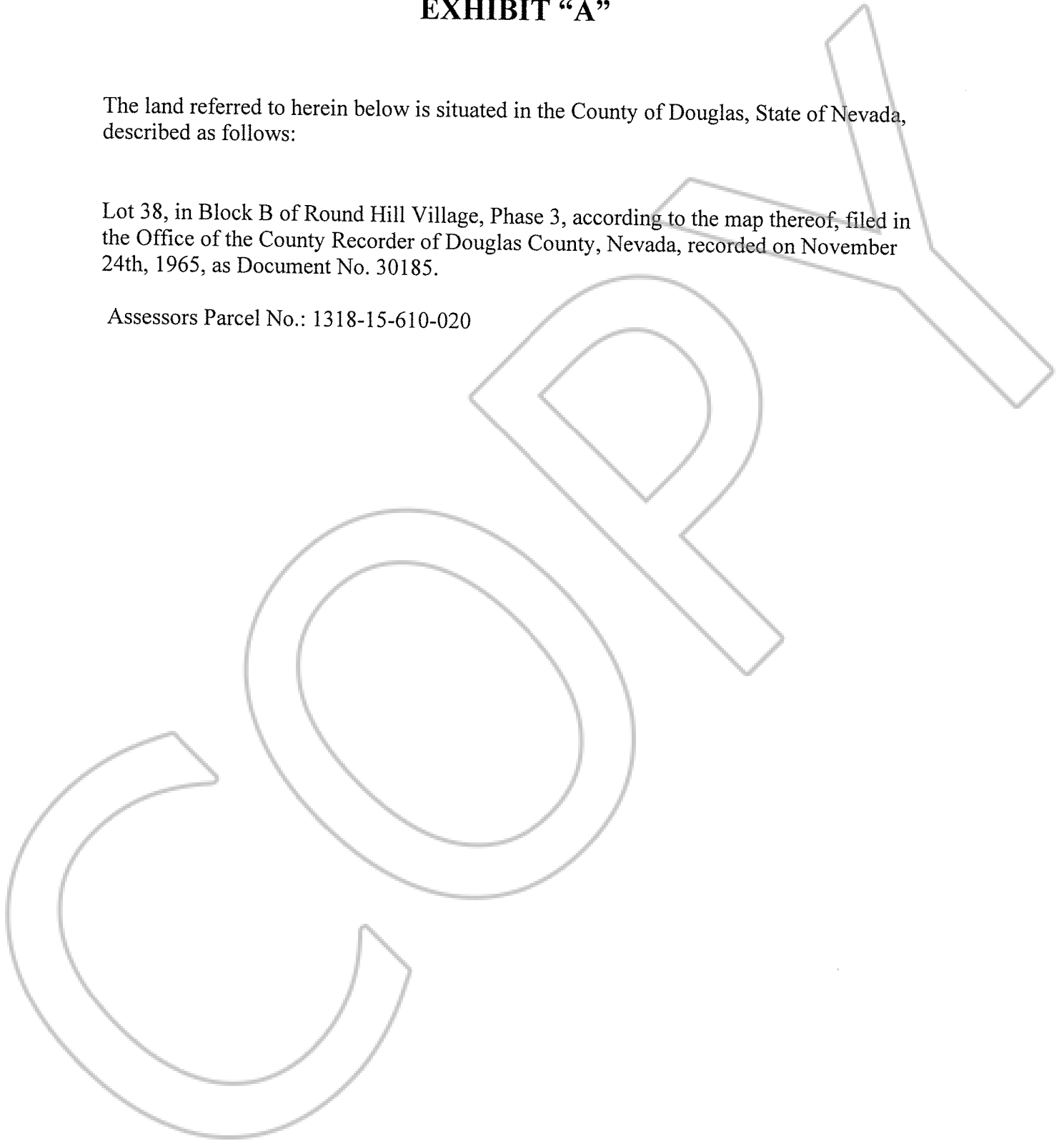
(Seal)

EXHIBIT "A"

The land referred to herein below is situated in the County of Douglas, State of Nevada, described as follows:

Lot 38, in Block B of Round Hill Village, Phase 3, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on November 24th, 1965, as Document No. 30185.

Assessors Parcel No.: 1318-15-610-020



**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1318-15-610-020

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 _____

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

3. **Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$2,850,000.00
 Transfer Tax Value: \$2,850,000.00
 Real Property Transfer Tax Due: \$ 11,115.00

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 disallowance of any claimed exception, 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: * James Richter Capacity seller / GRANTOR
 Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: James Richter
 Address: 435 Balmain Drive
Carson City
NV 89105 State: _____

Print Name: SIMMONS FAMILY PROPERTIES NV, LLC
1624 RYMAN RIDGE RD.
DALTON
GA Zip: 30720

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company
 Address: 2482 Lake Tahoe Blvd.
 City/State/Zip: South Lake Tahoe, California 96150

Esc. #: 2132015981 / 22028482-CT

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)