

DOUGLAS COUNTY, NV **2022-988399**  
RPTT:\$3354.00 Rec:\$40.00  
\$3,394.00 Pgs=2 **08/12/2022 03:15 PM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Zachary Marshall Fretz  
1139 Sawmill Rd  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
SAME AS ABOVE

Escrow No. 2203286-RLT

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)

APN No.: 1320-35-001-041  
R.P.T.T. \$3,354.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That Sharon R. Jewell, Trustee of Shafra Jewell Family Trust, dated May 12, 2017

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Zachary Marshall Fretz and Holly Christine Fretz, husband and wife, as joint tenants

**in the County of Douglas, State of Nevada, described as follows:**

**Lot 7, Block F, as set forth on the Map of WILDFLOWER RIDGE SUBDIVISION UNIT NO. 5, filed for record on December 19, 1990, Book 1290, Page 2543, Document No. 241310, Official Records of Douglas County, Nevada.**

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

**Signature and notary acknowledgement on page two.**

Shafra Jewell Family Trust, dated May  
12, 2017

Sharon R Jewell, Trustee

Sharon R. Jewell, Trustee

STATE OF ~~NEVADA~~ <sup>SWA</sup> Arizona } ss:  
COUNTY OF ~~DOUGLAS~~ <sup>SWA</sup> Maricopa

This instrument was acknowledged before me on, August 11, 2022  
by Sharon R. Jewell, Trustee of Shafra Jewell Family Trust, dated May 12, 2017

Stephen W. Jones  
NOTARY PUBLIC Stephen W. Jones

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02203286.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-35-001-041  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 860,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 860,000.00  
 d. Real Property Transfer Tax Due: \$ 3,354.00

4. **If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 [Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Sharon R. Jewell, Trustee of Shafr  
 Jewell Family Trust, dated May 12, 2017  
 Address: 6410 W Copper Springs Rd  
 City: Phoenix  
 State: AZ Zip: 85083

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Zachary Marshall Fretz and Holly  
 Christine Fretz  
 Address: 1139 Sawmill Rd  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02203286-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED