

A.P.N. No.:	1320-33-816-073
R.P.T.T.:	\$2,359.50 - 9/8-7-23
File No.:	
Recording Requested By:	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Thomas E. Bemmer and Shanaz Bemmer	
1348 Chichester Drive	
Gardnerville, NV 89410	



SHAWNYNE GARREN, RECORDER E04

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Thomas E. Bemmer and Shanaz Bemmer, husband and wife, and Sara J. Bemmer an unmarried woman as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Thomas E. Bemmer and Shanaz Bemmer, husband and wife as joint tenants with right of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

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: August 22, 2023

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

Thomas E. Berner  
Thomas E. Berner

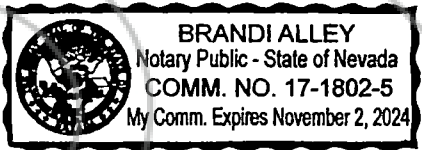
Shanaz Berner  
Shanaz Berner

State of Nevada )  
 ) ss  
County of Douglas )

This instrument was acknowledged before me on the 20th day of August, 2023  
By: Thomas E. Berner and Shanaz Berner.

Signature: [Signature]  
Notary Public

My Commission Expires: 11/2/24



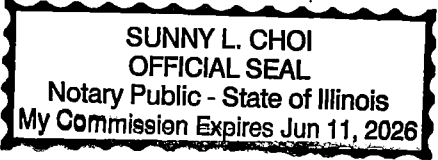
Sara J. Berner  
Sara J. Berner

State of ILLINOIS )  
 ) ss  
County of COOK )

This instrument was acknowledged before me on the 5 day of SEPTEMBER, 2023  
By: Sara J. Berner.

Signature: [Signature]  
Notary Public

My Commission Expires: 11-JUNE-2026



## EXHIBIT "A" LEGAL DESCRIPTION

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

A parcel of land located within a portion of the Southeast one-quarter (SE1/4) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Southeasterly corner of Lot 13, Block B, as shown on the Final Map #1006-5 for CHICHESTER ESTATES, PHASE 5, recorded April 9, 1999, in the office of the Recorder, Douglas County, Nevada, in Book 499, at Page 1900, as Document No. 465394, also being the Southwesterly corner of Lot 1, Block A, as shown on Final Map #1006-11 for CHICHESTER ESTATES, PHASE 11, recorded December 27, 2002, in the office of Recorder, Douglas County, Nevada, in Book 1202, at Page 12732, as Document No. 562225, the POINT OF BEGINNING; thence North 53°33'00" East, thence South 36°25'48" East, 3.37 feet; thence South 42°00'04" East, 63.37 feet to the Northeasterly corner of said Lot 1; thence along the Easterly line of said Lot 1, South 46°02'57" West, 100.56 feet to the Southeasterly corner of said Lot 1, a point on the Northerly right-of-way of Chichester Drive; thence along said Northerly right-of-way of Chichester Drive, along the arc of curve to the right, radial to the preceding course, having a radius of 840.00 feet, central angle of 05°26'55", arc length of 79.88 feet, and chord being and distance of North 41°13'35" West, 79.85 feet to the POINT OF BEGINNING, containing 7,380 square feet, more or less.

The basis of bearing of this description is South 89°25'02" East, the South line of Section 33, T. 13 N., R. 20 E., MDM, as shown on Final Map #1006-11 for CHICHESTER ESTATES, PHASE 11, recorded December 27, 2002, in the office of Recorder, Douglas County, Nevada, in Book 1202, at Page 12732, as Document No. 562225.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 7, 2020, as Document No. 2020-954078 of Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-816-073  
 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'/Ind'l  
 g.  Agricultural                      h.  Mobile Home  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Doc # 984161

3. a. Total Value/Sales Price of Property                      \$ 00.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 c. Transfer Tax Value:    \$ 00.00  
 d. Real Property Transfer Tax Due                              \$ 00.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 4  
 b. Explain Reason for Exemption: Transfer of Deed to the Remaining Joint tenants, No consideration

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 Thomas E. Bemer                      Capacity                      Grantor/Grantee  
 Thomas E. Bemer  
 Signature Shanaz Bemer                      Capacity                      Grantor/Grantee  
 Shanaz Bemer

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Thomas E. Bemer, Shanaz Bemer, and Sara J. Bemer  
 Address: 1348 Chichester Drive  
 City: Gardnerville  
 State: NV    89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Thomas E. Bemer and Shanaz Bemer  
 Address: 1348 Chichester Drive  
 City: Gardnerville  
 State: NV    89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED