

APN: 1220-16-310-009
R.P.T.T.: \$846.30
Escrow No.: 23036919-KH
When Recorded Return To:
JKR Properties LLC, a Nevada Limited
Liability Company
1390 Hunters Point Drive
Gardnerville, NV 89410

Mail Tax Statements to:
JKR Properties LLC, a Nevada Limited
Liability Company
1390 Hunters Point Drive
Gardnerville, NV 89410

DOUGLAS COUNTY, NV
RPTT:\$846.30 Rec:\$40.00
\$886.30 Pgs=3
2023-1000589
09/19/2023 03:26 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Christine Sulprizio, Trustee of The Christine Sulprizio Family Trust, dated January 9, 2014 and Chase Joseph Witter, a single man

do(es) hereby Grant, Bargain, Sell and Convey to

JKR Properties LLC, a Nevada Limited Liability Company

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 23036919-KH

Dated this 19 day of September, 2023.

The Christine Sulprizio Family Trust, dated January 9, 2014

BY: *Christine Sulprizio*
Christine Sulprizio
Trustee

Chase Joseph Witter
Chase Joseph Witter

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 19 day of September, 2023, by Christine Sulprizio and Chase Joseph Witter.

Gina WNUK
Notary Public

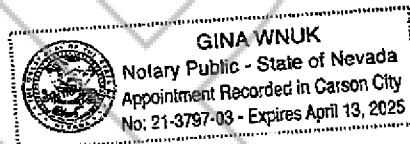
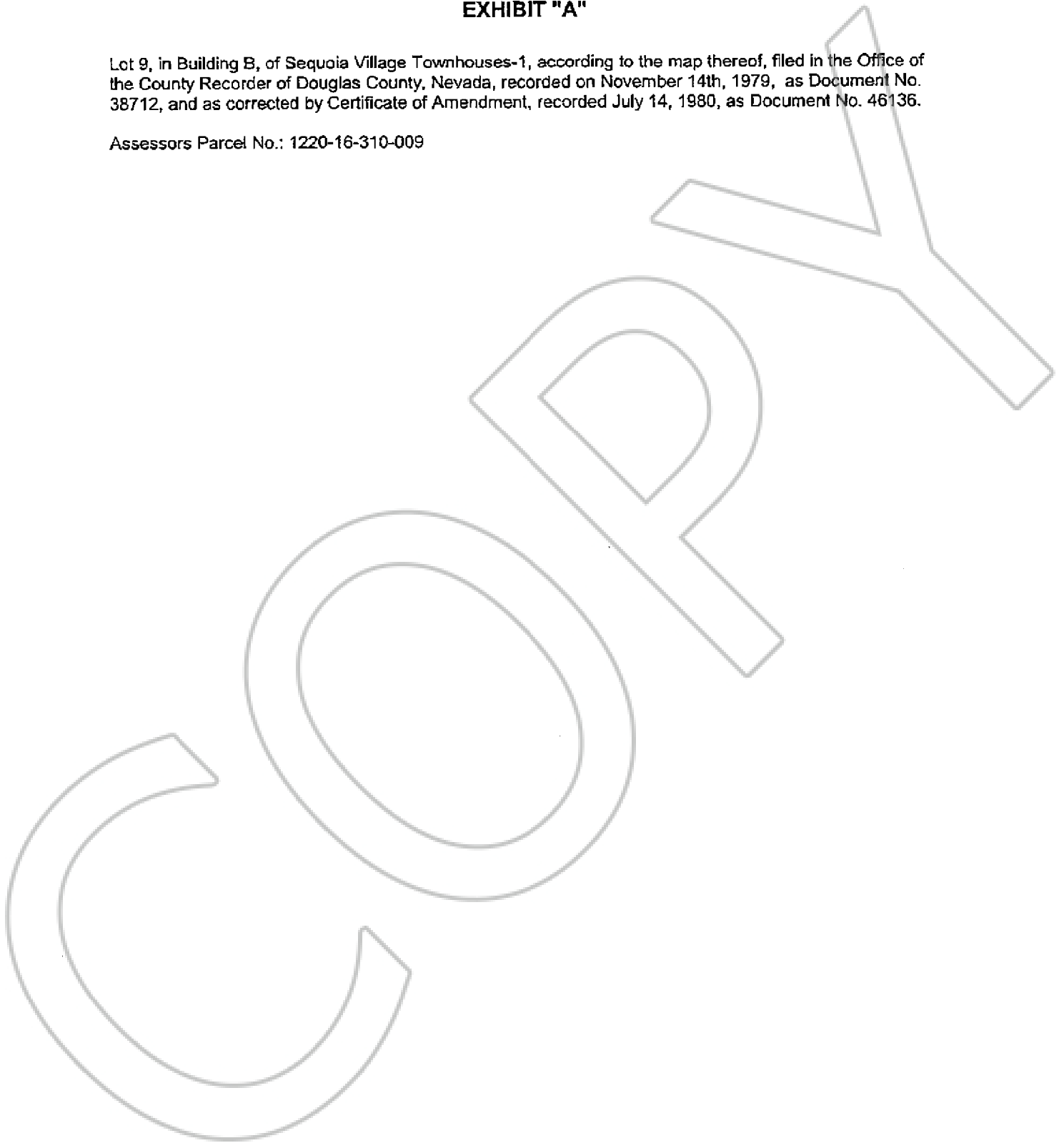


EXHIBIT "A"

Lot 9, in Building B, of Sequoia Village Townhouses-1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on November 14th, 1979, as Document No. 38712, and as corrected by Certificate of Amendment, recorded July 14, 1980, as Document No. 46136.

Assessors Parcel No.: 1220-16-310-009



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-16-310-009
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$217,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$217,000.00
 d. Real Property Transfer Tax Due: \$846.30

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: *Christine Sulprizio* Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Christine Sulprizio, Trustee of The
 Christine Sulprizio Family Trust, dated
 January 9, 2014 and Chase Joseph
 Print Name: Witter
 Address: 1265 Redwood Circle #1
 City: Gardnerville
 State: NV Zip: 89460

JKR Properties, LLC
1390 HURTERS POINT DR.
 Print Name: _____
 Address: _____
 City: Gardnerville
 State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 23036919-KH
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED