

DOUGLAS COUNTY, NV **2023-1001062**
RPTT:\$12577.50 Rec:\$40.00
\$12,617.50 Pgs=3 10/02/2023 12:38 PM
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-15-610-020

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Gross Family Holdings, LLC,
765 Trviso
Livermore CA 94550

Escrow No.: ZC3646-JL

RPTT \$12,577.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Simmons Family Property NV LLC, a Nevada Limited Liability Company

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Gross Family Holdings, LLC, a Nevada Limited Liability Company

all that real property in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Simmons Family Property NV LLC, a Nevada Limited Liability Company

David Michael Simmons

By: David Michael Simmons, Manager

STATE OF Tennessee } ss:
COUNTY OF Hamilton

This instrument was acknowledged before me on September 25, 2023

by David Michael Simmons

Audria L. Higgins (seal)
Notary Public



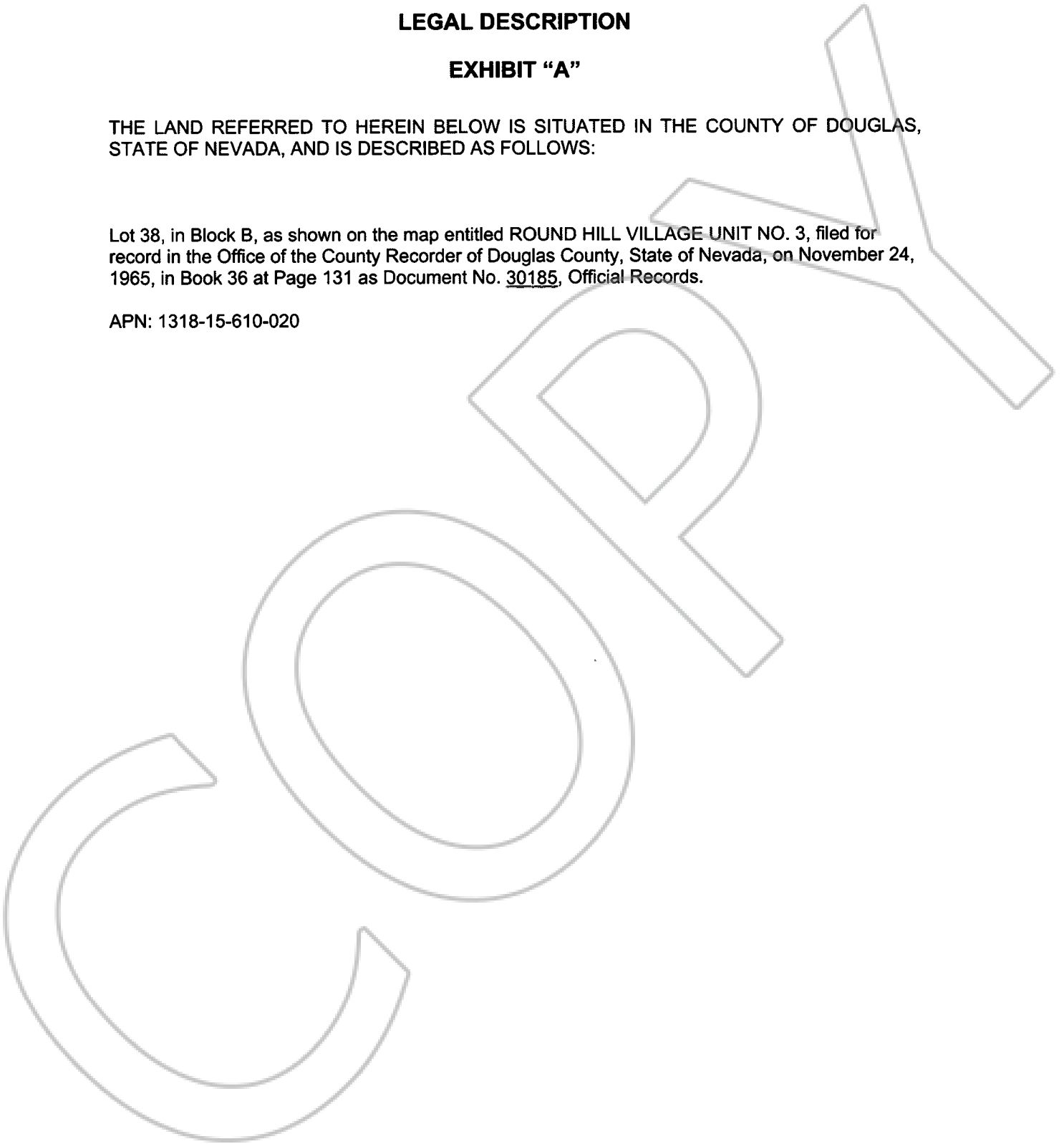
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 38, in Block B, as shown on the map entitled ROUND HILL VILLAGE UNIT NO. 3, filed for
record in the Office of the County Recorder of Douglas County, State of Nevada, on November 24,
1965, in Book 36 at Page 131 as Document No. 30185, Official Records.

APN: 1318-15-610-020



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-15-610-020
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$3,225,000.00
 Transfer Tax Value \$3,225,000.00
 Real Property Transfer Tax Due: \$12,577.50

4. If Exemption Claimed:

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

5. Partial Interest: Percentage being transferred: _____ %

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 _____

Grantor _____

Signature [Signature]

Grantee [Signature]

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Simmons Family Property NV LLC, a Nevada Limited Liability Company
 Address: 1624 Ryman Ridge Road Dalton, GA 30720

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Gruss Family Holdings, LLC, a Nevada Limited Liability Company
 Address: 765 Travis Circle Livermore, CA 94550

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

Print Name: Signature Title Company LLC Escrow #: ZC3646-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED