

APN: 1220-04-516-035
R.P.T.T.: \$1,259.70
Escrow No.: 23037249-SA
When Recorded Return To:
Zachary Green
1280 Dog Leg Drive
Minden, NV 89423

Mail Tax Statements to:
Zachary Green
1280 Dog Leg Drive
Minden, NV 89423

DOUGLAS COUNTY, NV **2023-1001250**
RPTT:\$1259.70 Rec:\$40.00
\$1,299.70 Pgs=3 **10/06/2023 01:53 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,

Joseph Robert Simon, a single man

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

Zachary Green, a single man

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

Unit 27, of Official Map of El Dorado Village, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on December 14th, 1973, as Document No. 70678.

Together with a 1/46th interest in and to Lots A, B & C designated as Common Area.

Assessors Parcel No.: 1220-04-516-035

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

Dated this 22 day of September, 2023.


Joseph Robert Simon

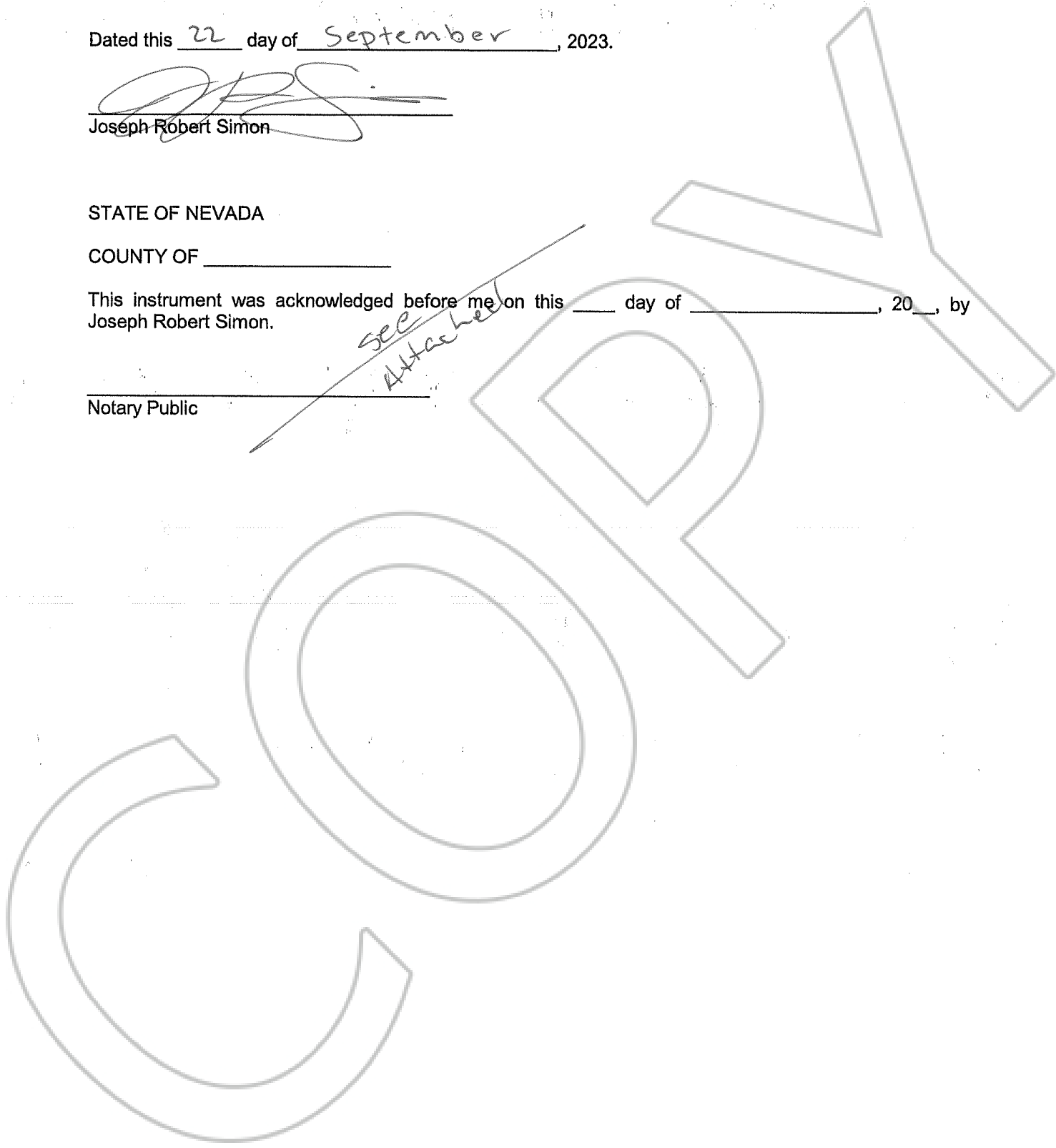
STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Joseph Robert Simon.

Notary Public

see attached



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

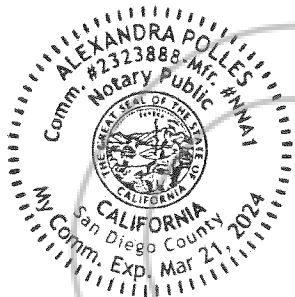
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of San Diego

On Sept. 22, 2023 before me, Alexandra Polles, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Joseph Robert Simon
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are 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.



Place Notary Seal and/or Stamp Above

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

WITNESS my hand and official seal.

Signature Alexandra Polles
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-04-516-035
 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: \$323,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$323,000.00
 d. Real Property Transfer Tax Due: \$1,259.70

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: JA Capacity: Grantor ESLTON
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Joseph Robert Simon
 Address: 656 Margarita Avenue
 City: Coronado
 State: CA Zip: 92118

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Zachary Green
 Address: 1280 Dog Leg Drive
 City: Minden
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: First Centennial Title Company of Nevada Esc. #: 23037249-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED