

DOUGLAS COUNTY, NV
RPTT:\$2437.50 Rec:\$40.00
\$2,477.50 Pgs=4
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

2023-1001647

10/20/2023 02:52 PM

WHEN RECORDED MAIL TO:

Andrew Sessions
Jamie N. Sessions
1755 Ironwood Drive
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2302951-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.: 1320-30-211-065
R.P.T.T. \$2,437.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Jeremy Feinberg an unmarried man and Melanie C. Feinberg an unmarried woman as joint tenants

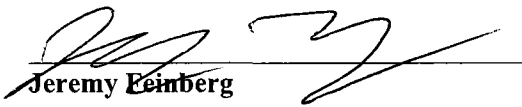
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Andrew Sessions and Jamie N. Sessions husband and wife as joint tenants

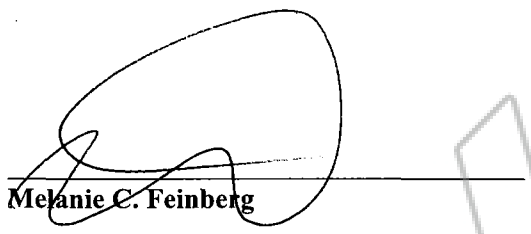
all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.


Jeremy Feinberg


Melanie C. Feinberg

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, October 12 2023
by Jeremy Feinberg and Melanie C. Feinberg


NOTARY PUBLIC



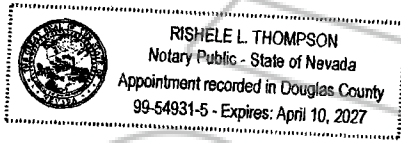
This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02302951.

STATE OF NEVADA
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on 10/17/2023, by
Melanie A. Fenby

NOTARY PUBLIC



COPY

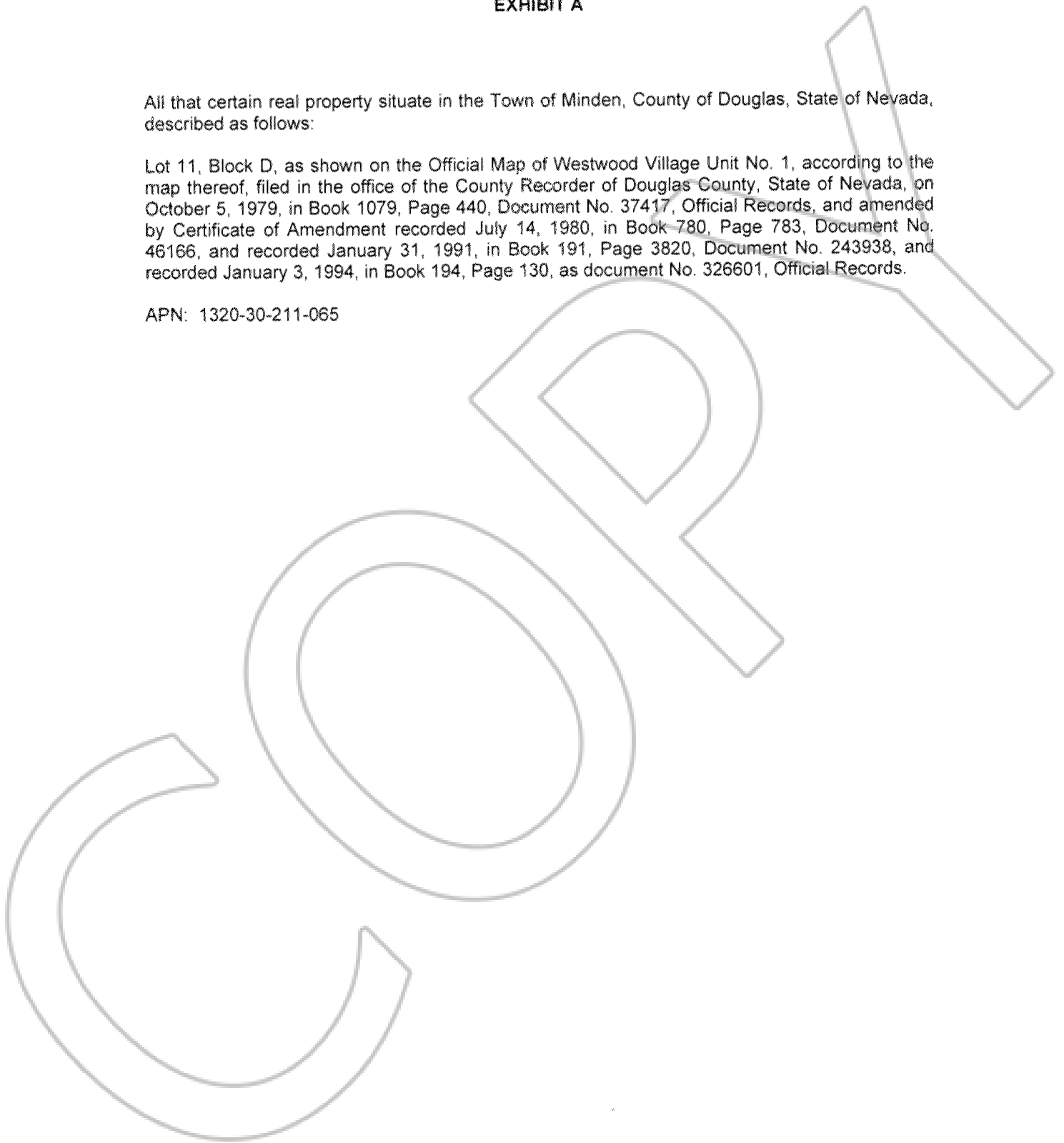
Order No.: 02302951-RLT

EXHIBIT A

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

Lot 11, Block D, as shown on the Official Map of Westwood Village Unit No. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 5, 1979, in Book 1079, Page 440, Document No. 37417, Official Records, and amended by Certificate of Amendment recorded July 14, 1980, in Book 780, Page 783, Document No. 46166, and recorded January 31, 1991, in Book 191, Page 3820, Document No. 243938, and recorded January 3, 1994, in Book 194, Page 130, as document No. 326601, Official Records.

APN: 1320-30-211-065



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-30-211-065
 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: \$ 625,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 625,000.00
 d. Real Property Transfer Tax Due: \$ 2,437.50

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 *Jim Feinberg* Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Jeremy Feinberg and Melanie L. Concepcion aka Feinberg
 Address: 1362 Us Hwy 395 N Suite 102 AMB #191
 City: Gardnerville
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Andrew Sessions and Jamie Sessions
 Address: 1755 Ironwood Dr
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02302951-020-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

**STATE OF NEVADA
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 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 625,000.00
 d. Real Property Transfer Tax Due: \$ 2,437.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%
 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 _____

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(REQUIRED)**
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