DOUGLAS COUNTY, NV

RPTT:\$2437.50 Rec:\$40.00

2023-1001647

\$2,477.50 Pgs=4

10/20/2023 02:52 PM

TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

#### 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.

STATE OF NEVADA } ss: COUNTY OF DOUGLAS This instrument was acknowledged before me on, by Jeremy Feinberg and Melanie C. Feinberg SHAWNA KENNEDY Notary Public - State of Nevada Appointment Recorded in Lyon County PUBLIC No: 22-6642-12 - Expires December 1, 2025 This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02302951.

} ss: STATE OF NEVADA COUNTY, OF DOUGLAS This instrument was acknowledged before me on 1017/2023 RISHELE L. THOMPSON Notary Public - State of Nevada Appointment recorded in Douglas County 99-54931-5 - Expires: April 10, 2027 NOTARY PUBLIC

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.



## STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Number(s)						\ \
a.	1320-30-211-065						\ \
b.							\ \
c. –							\ \
d							_
	Time of Branartis				- 1		
	Type of Property:  ☐ Vacant Land	b. ✓	Single Fem D	200	<u> </u>	250022520	TIONAL HOT ONLY
	☐ Condo/Twnhse		Single Fam. R 2-4 Plex	.CS.			PTIONAL USE ONLY
	☐ Apt. Bldg	d. □ f. □	Comm'l/Ind'l	and the same of th	Book	794	Page
	•	h. 🗆	Mobile Home		Note:	of Recording:	
•	☐ Agricultural	п. ⊔	MODILE HOTTLE		Note	5.	
i.	Other			-/-	-	1 1	1
3. a.	Total Value/Sales Price	of Prope	rty:	<	\$ 6	625,000.00	
	Deed in Lieu of Foreclo	•	76.	erty)	\$	7 7	
	Transfer Tax Value	•		1		325,000.00	
	Real Property Transfer	Tax Due:		N	No.	2,437.50	
	If Exemption Claimed			1	\v		
		antion n	or NIDS 375 000	Section			
	<ul><li>a. Transfer Tax Exer</li><li>b. Explain Reason for</li></ul>			Section	<b>\</b> _−		
	D. Explain Reason ic	л схетир	JOH.	Mar	_/		
5.	Partial Interest: Percer	taga bair	a transformati	%		<del>/                                    </del>	
375.110, by docur that disa of 10% of	ersigned declares and that the information promentation if called upon allowance of any claimed the tax due plus inteled severally that a seve	ovided is on the control of the cont	correct to the be antiate the inform on, or other dete 6 per month. Pu	st of their nation pro erminatior rsuant to	informovided a of add	nation and belief, a herein. Furthermo ditional tax due, m	and can be supported bre, the parties agree hay result in a penalty
Signatu		200s	ree)		acity	Agent	
Signatu	ire // O	1		Cap	acity	•	
and the same of		-	_	/	/		
<u>s</u>	ELLER (GRANTOR) IN	NFORMA	TION		BUYER	R (GRANTEE) INF	
	(REQUIRE	7796		and the same of th		(REQUIRED	•
	ame: Jeremy Feinberg	and Mela	nie L.			Andrew Sessions	and Jamie
				Session			
Address: 1362 Us Hwy 395 N Suite 102 AMB			Addres	s: 175	55 Ironwood Dr		
#191		+	·	O:4 N	1:	<del></del>	
City: Gardnerville				City: Minden State: NV Zip: 89423			
State: N	NV Zip: 89410	+-+		_State:	INV_ZI	p. 69423	
7	COMPANY/PERSO	N REQU	ESTING RECO	RDING (F	Requir	ed if not Seller o	r Buver)
COMPANY/PERSON REQUESTING RECORDING (F Print Name: Ticor Title of Nevada, Inc. Escrow						02302951-020-R	LT
	s: 1483 US Highway 3		te B				
	ate, Zip: Gardnerville,						
<u> </u>	, <u></u>						

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Printed: 10/18/2023 1:26 PM by LD Escrow No.: 02302951-020-RLT

# 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. Re	
с. е.	☐ Condo/Twnhse d. ☐ 2-4 Plex☐ Apt. Bldg f. ☐ Comm'l/Ind'l	Book Page Date of Recording:
g.	☐ Agricultural h. ☐ Mobile Home	Notes:
i.	Other	
• •		1 000,000
3. a.	Total Value/Sales Price of Property:	\$ 625,000.00
b. c.	Deed in Lieu of Foreclosure Only (value of proper Transfer Tax Value	\$ 625,000.00
d.	Real Property Transfer Tax Due:	\$ 2,437.50
4.	If Exemption Claimed	
4.	a. Transfer Tax Exemption, per NRS 375.090,	Section
	b. Explain Reason for Exemption:	
5.	Partial Interest: Percentage being transferred: /	<u></u> %
The un	dersigned declares and acknowledges, under pe	nalty of perjury, pursuant to NRS 375.060 and NRS
375.110 by docu	<ul> <li>J, that the information provided is correct to the best imentation if called upon to substantiate the information.</li> </ul>	st of their information and belief, and can be supported nation provided herein. Furthermore, the parties agree
that dis	allowance of any claimed exemption, or other dete	rmination of additional tax due, may result in a penalty
of 10%	of the tax due plus interest at 1% per month. Pur	rsuant to NRS 375.030, the Buyer and Seller shall be
	and severally liable for any additional amount owed	- Company
Signal	ture	Capacity
Signa	ture	Capacity
	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
-	(REQUIRED)	(REQUIRED)
Print N	Name: Jeremy Feinberg & Melanie L.	Print Name: Andrew Sessions & Jamie N.
Feinbe	A CONTRACTOR OF THE PROPERTY O	Sessions
Addre #191	ss: 1362 US Hwy 395 N Suite 102 AMB	Address: 1755 Ironwood Drive
City:	Gardnerville NV 89410	City: Minden NV 89423
State:	Zip:	State: Zip:
1	COMPANY/PERSON REQUESTING RECOI	RDING (Required if not Seller or Buyer)
Print I	Name: Ticor Title of Nevada, Inc.	Escrow No.: 02302951-020-RLT
Addre	ss: 1483 US Highway 395 N, Suite B	
City, S	State, Zip: Gardnerville, NV 89410	

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED