

DOUGLAS COUNTY, NV **2023-993961**  
RPTT:\$1228.50 Rec:\$40.00  
\$1,268.50 Pgs=2 **02/17/2023 08:28 AM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1219-15-002-060
<b>R.P.T.T.</b>	\$1,228.50
<b>File No.:</b>	1941788 MMB
<b>Recording Requested By:</b>	
	<b>Stewart Title Company</b>
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
	Stephen C. Ross and Susan P. Wan-Ross
	5440 Via Fonte
	Yorba Linda, CA 92886

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Ricci Zombeck and Darla Fowler, husband and wife, as Joint Tenants with Rights of Survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Stephen C. Ross and Susan P. Wan-Ross, husband and wife, as Community Property with Right of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Parcel 4G, as set forth on Parcel Map #3 LDA 01-015 for MIKIM DEVELOPMENT, filed in the office of the County Recorder of Douglas County, State of Nevada, on August 13, 2002 in Book 0802 at Page 3356, as Document No. 549323.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: FEBRUARY 15, 2023

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Ricci Zombeck  
Ricci Zombeck

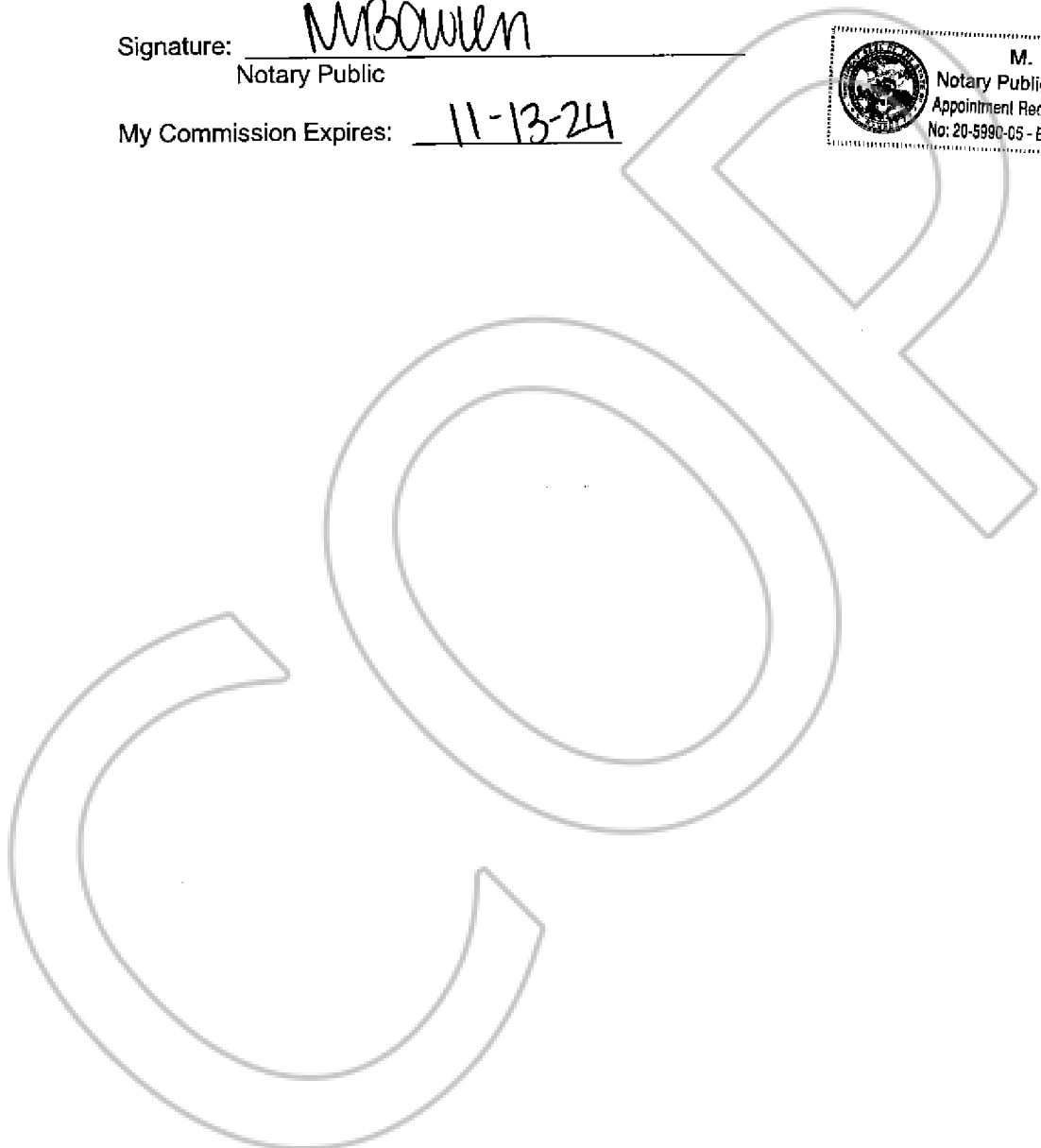
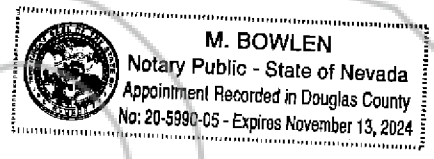
Darla Fowler  
Darla Fowler

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 15<sup>th</sup> day of FEBRUARY, 2023  
By: Ricci Zombeck and Darla Fowler.

Signature: M. Bowlen  
Notary Public

My Commission Expires: 11-13-24



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1219-15-002-060  
 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 315,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 315,000.00  
 d. Real Property Transfer Tax Due                              \$ 1,228.50

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 *M Bower* Capacity \_\_\_\_\_ Escrow Officer \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Ricci Zombeck and Darla Fowler  
 Address: 2609 Terra Court  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Stephen C. Ross and Susan P. Wan-Ross  
 Address: 5440 Via Fonte  
 City: Yorba Linda  
 State: CA Zip: 92886

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1941788 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED