

DOUGLAS COUNTY, NV **2023-994633**
RPTT:\$1813.50 Rec:\$40.00
\$1,853.50 Pgs=5 03/13/2023 12:55 PM
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Leona Harris, Trustee
1367 Winwood Way
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2300504-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)

SIGNED IN COUNTERPART

APN No.: 1320-33-815-002
R.P.T.T. \$1,813.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

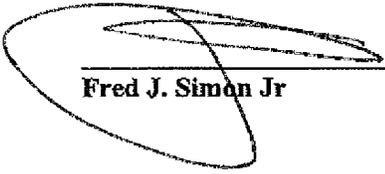
THIS INDENTURE WITNESSETH: That Fred J. Simon Jr and Maria Simon, husband and wife, as joint tenants and Nicole Christina Simon, a single woman, all as joint tenants

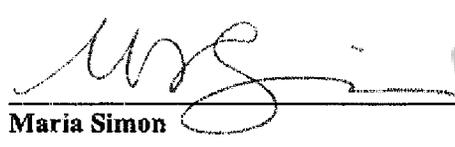
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Leona Harris, Trustee of The Ronald W. Harris and Leona Harris Family Trust dated July 23, 1997

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.


Fred J. Simon Jr


Maria Simon

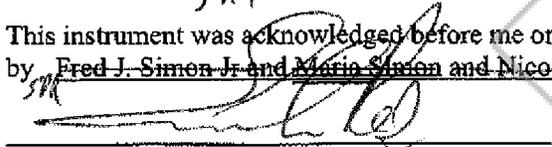
SIGNED IN COUNTERPART
Nicole Christina Simon

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.

SM California
STATE OF NEVADA
San Diego
COUNTY OF DOUGLAS

) ss:

This instrument was acknowledged before me on, 03/08/2023
by ~~Fred J. Simon Jr and Maria Simon and Nicole Christina Simon~~ *SM* **MARIA SIMON, ONLY**


NOTARY PUBLIC

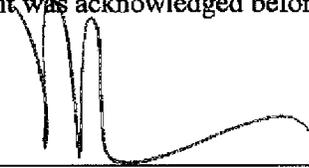
This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02300504.

 **SIAVASH REZAEI ROKHSARI**
Notary Public - California
San Diego County
Commission # 2336765
My Comm. Expires Dec 3, 2024

STATE OF NEVADA
COUNTY OF DOUGLAS

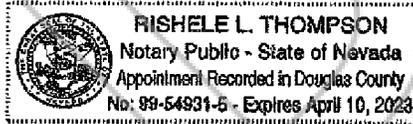
} SS:

This instrument was acknowledged before me on 3/13/2023, by Fred J. Simon Jr.



NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain name of document dated date of document under escrow No. 02300504-RLT.



COOPER

SIGNED IN COUNTERPART

Fred J. Simon Jr

SIGNED IN COUNTERPART

Maria Simon



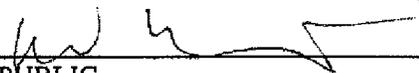
Nicole Christina Simon

DAVID WINSTON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164030448
MY COMMISSION EXPIRES AUGUST 10 2024

STATE OF ~~NEVADA~~ COLORADO ✓
COUNTY OF ~~DOUGLAS~~ DENVER

} ss:

This instrument was acknowledged before me on, 3/10/2023
by ~~Fred J. Simon Jr and Maria Simon~~ and Nicole Christina Simon


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02300504.

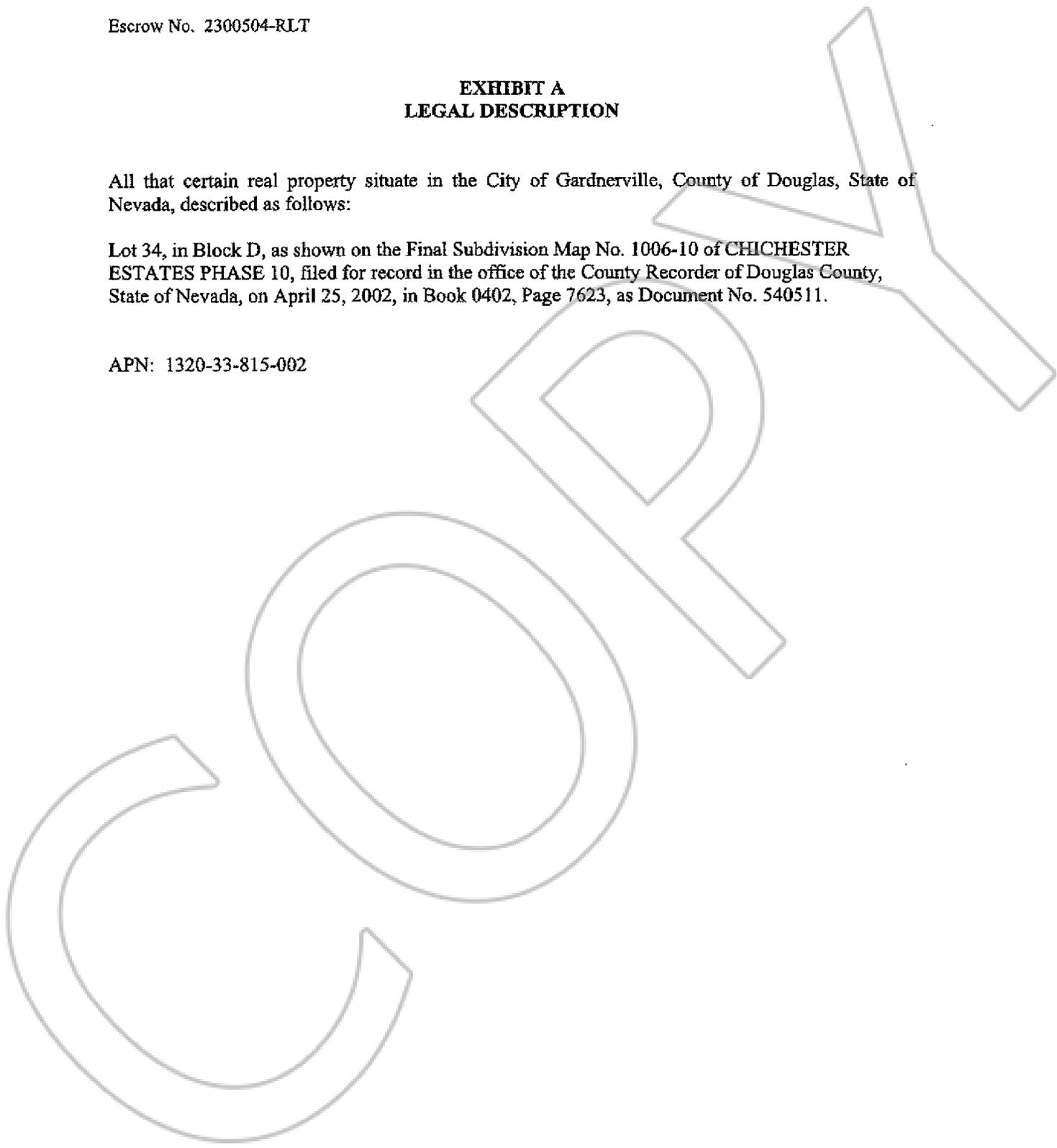
Escrow No. 2300504-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 34, in Block D, as shown on the Final Subdivision Map No. 1006-10 of CHICHESTER ESTATES PHASE 10, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 25, 2002, in Book 0402, Page 7623, as Document No. 540511.

APN: 1320-33-815-002



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-33-815-002
 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: \$ 465,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 465,000.00
 d. Real Property Transfer Tax Due: \$ 1,813.50

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 _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Fred J. Simon Jr, etal
 Address: 223 Mountain Reach Ct
 City: Gardnerville
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Leona Harris, Trustee
 Address: 1367 Winwood Way
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02300504-020-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