

A.P.N.: 1320-30-512-020  
File No: 143-2658838 (et)  
R.P.T.T.: \$3,276.00

When Recorded Mail To: Mail Tax Statements To:  
John Bartlette Simms, III and Karen Simms  
1784 Bella Casa Drive  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Randall B. Harrison and Karen F. Harrison, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

John Bartlette Simms, III and Karen Simms, husband and wife as joint tenants

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 20 IN BLOCK B AS SET FORTH ON FINAL MAP LDA 16-001 & PD 02-004-2 FOR LA COSTA AT MONTE VISTA PHASE 3, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON JULY 14, 2017 AS DOCUMENT NO. 901410, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

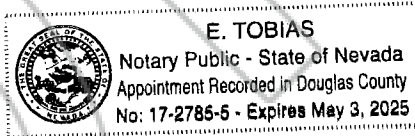
Randall B. Harrison  
Randall B. Harrison

Karen F. Harrison  
Karen F. Harrison

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 3.27.2023 by  
**Randall B. Harrison and Karen F. Harrison.**

E. Tobias  
Notary Public  
(My commission expires: 5/3/25 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2658838.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-30-512-020  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$840,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$840,000.00  
 d) Real Property Transfer Tax Due \$3,276.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Randall B. Harrison and Karen F. Harrison  
 Address: 2745 Squires St.  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: John Bartlette Simms, III and Karen Simms  
 Address: 1784 Bella Casa Drive  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: First American Title Insurance Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2658838 et/ et  
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)