

DOUGLAS COUNTY, NV **2023-996106**  
RPTT:\$5021.25 Rec:\$40.00  
\$5,061.25 Pgs=2 **05/01/2023 02:18 PM**  
STEWART TITLE COMPANY - NV  
SHAWNYNE GARREN, RECORDER

<b>A.P.N. No.:</b>	1320-34-002-050
<b>R.P.T.T.</b>	\$5,021.25
<b>File No.:</b>	1991320 sa
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Louis Lesende	
1415 Stonegate Circle	
Gardnerville, NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **James Frey and Paula A. Frey, husband and wife as joint tenants with right of survivorship** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Louis Lesende, a single man**, 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:

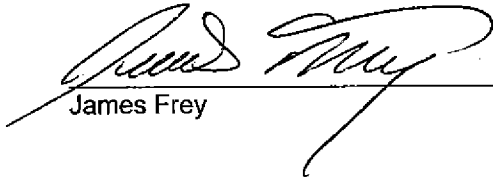
Lot 10 as set forth on that certain Parcel Map #4 LDA 01-042 FOR MIKIM DEVELOPMENT COMPANY LLC, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on May 1, 2002, in Book 502, at Page 91, as Document No. 541141, Official Records.

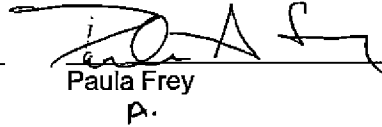
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

**Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to our historically used on the property**

Dated: April 18, 2023

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

  
James Frey

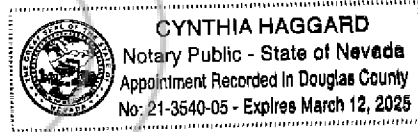
  
Paula Frey  
A.

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 18 day of April, 2023  
By: James Frey and Paula Frey  
A.

Signature:   
Notary Public

My Commission Expires: 3/12/2025



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-34-002-050  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 1,287,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      )  
 c. Transfer Tax Value:    \$ 1,287,500.00  
 d. Real Property Transfer Tax Due                                \$ 5,021.25

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 *Cynthia Hoggeed*                      Capacity                      Grantor  
 Signature \_\_\_\_\_                      Capacity                      Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: James Frey and Paula A. Frey  
 Address: 1472 Orchard Road  
 City: Gardnerville  
 State: NV                      Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Louis Lesende  
 Address: 1415 Stonegate Circle  
 City: Gardnerville  
 State: NV                      Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1991320 sa  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville                      State: NV                      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED