

A.P.N.: 1420-08-313-009  
File No: 143-2663429 (et)  
R.P.T.T.: \$1,985.10

When Recorded Mail To: Mail Tax Statements To:  
The Mark A Frazitta and Catherine L Frazitta Revocable Trust  
1057 Chip Court  
Minden, NV 89423

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

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

Fred J. Simon, Jr. and Maria V. Simon, husband and wife and Jack R. Simon, a single man as community property with right of survivorship

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

Mark A. Frazitta and Catherine L. Frazitta, Co- trustees, or The Successor Trustee, of The Mark A Frazitta and Catherine L Frazitta Revocable Trust dated July 13, 2015

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

**LOT 27, IN BLOCK C, AS SET FORTH ON THAT CERTAIN FINAL MAP LDA #99-054-03 SUNRIDGE HEIGHTS III, PHASE 3, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 6, 2000, IN BOOK 0600, PAGE 880, AS DOCUMENT NO. 493409, AND BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 3, 2000, IN BOOK 1100, PAGE 470, AS DOCUMENT NO. 502691 AND ALSO CERTIFICATE OF AMENDMENT RECORDED FEBRUARY 19, 2003, IN BOOK 203, PAGE 7315, AS DOCUMENT NO. 567498, OF OFFICIAL RECORDS.**

*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.

This document was executed  
in counter-part and  
shall be deemed as one.

*Fred J. Simon Jr.*

Fred J. Simon Jr.

SIGNED IN COUNTERPART

Marla V. Simon

SIGNED IN COUNTERPART

Jack R. Simon

STATE OF Texas )  
COUNTY OF Bell ) **ss.**

05/02/2023

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Fred J. Simon, Jr., and Marla V. Simon and Jack R. Simon.** *RR*

*Rashid Rauf*

Notary Public

(My commission expires: 09/27/2025 )

Notarized online using audio-video communication

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2663429.



RASHID RAUF

ID NUMBER  
133954378

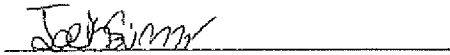
COMMISSION EXPIRES  
September 27, 2025

SIGNED IN COUNTERPART

Fred J. Simon Jr.



Maria V. Simon



Jack R. Simon

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

This instrument was acknowledged before me on \_\_\_\_\_ by  
**Fred J. Simon, Jr., and Maria V. Simon and Jack R. Simon.**

*See attached.*

\_\_\_\_\_  
Notary Public  
(My commission expires: \_\_\_\_\_)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2663429.

## ACKNOWLEDGMENT

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.

State of California  
County of San Diego )

On 5/7/2023 before me, John Aldawoodi, Notary Public  
(Insert name and title of the officer)

personally appeared Jack R. Simon and Maria V Simon  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_ (Seal)



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-08-313-009  
 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: \$509,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$509,000.00  
 d) Real Property Transfer Tax Due \$1,985.10

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]

Capacity: Agent

Signature: \_\_\_\_\_

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

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

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

Print Name: Fred J. Simon, Jr. and Maria V. Simon and Jack R. Simon

Print Name: The Mark A Frazitta and Catherine L Frazitta Revocable Trust

Address: 223 Mountain Reach Ct

Address: 1057 Chip Court

City: Gardnerville

City: Minden

State: NV Zip: 89460

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: 143-2663429 et/ et  
 State: NV Zip: 89423

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