

A.P.N.: 1319-19-213-004

R.P.T.T.: 2,554.50

**WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENTS TO:  
Fawn L. Michel and William T. Michel  
550 Perry Ave N  
Port Orchard, WA 98366**

## **GRANT, BARGAIN, SALE DEED**

THE INDENTURE WITNESSETH: That

**David Simon and Tania Marie, Trustees of the David Simon and Tania Marie Living  
Trust dated June 20, 2021**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby  
Grant, Bargain, Sell and Convey to

**Fawn L. Michel and William T. Michel, wife and husband, as joint tenants with right of  
survivorship**

all that real property situated in Douglas County, State of Nevada, bounded and described  
as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS  
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:  
714 Tina Court, Unit D  
Stateline, NV 89449

SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal  
property taxes of any former owner, if any:  
2. Covenants, Conditions, Reservations, Rights, Rights of Way and  
Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

David Simon and Tania Marie Living Trust dated June 20, 2021

By: [Signature]  
David Simon, Trustee

By: [Signature]  
Tania Marie, Trustee

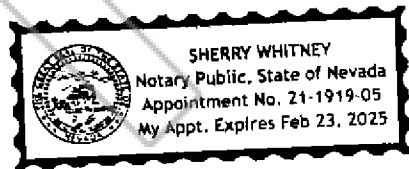
STATE OF NEVADA  
COUNTY OF ~~Washoe~~ Douglas

This instrument was acknowledged before me on this 27 day of June, 2023,

by David Simon + Tania Marie

[Signature]  
Signature of notarial officer

My Commission Expires: 2/23/25



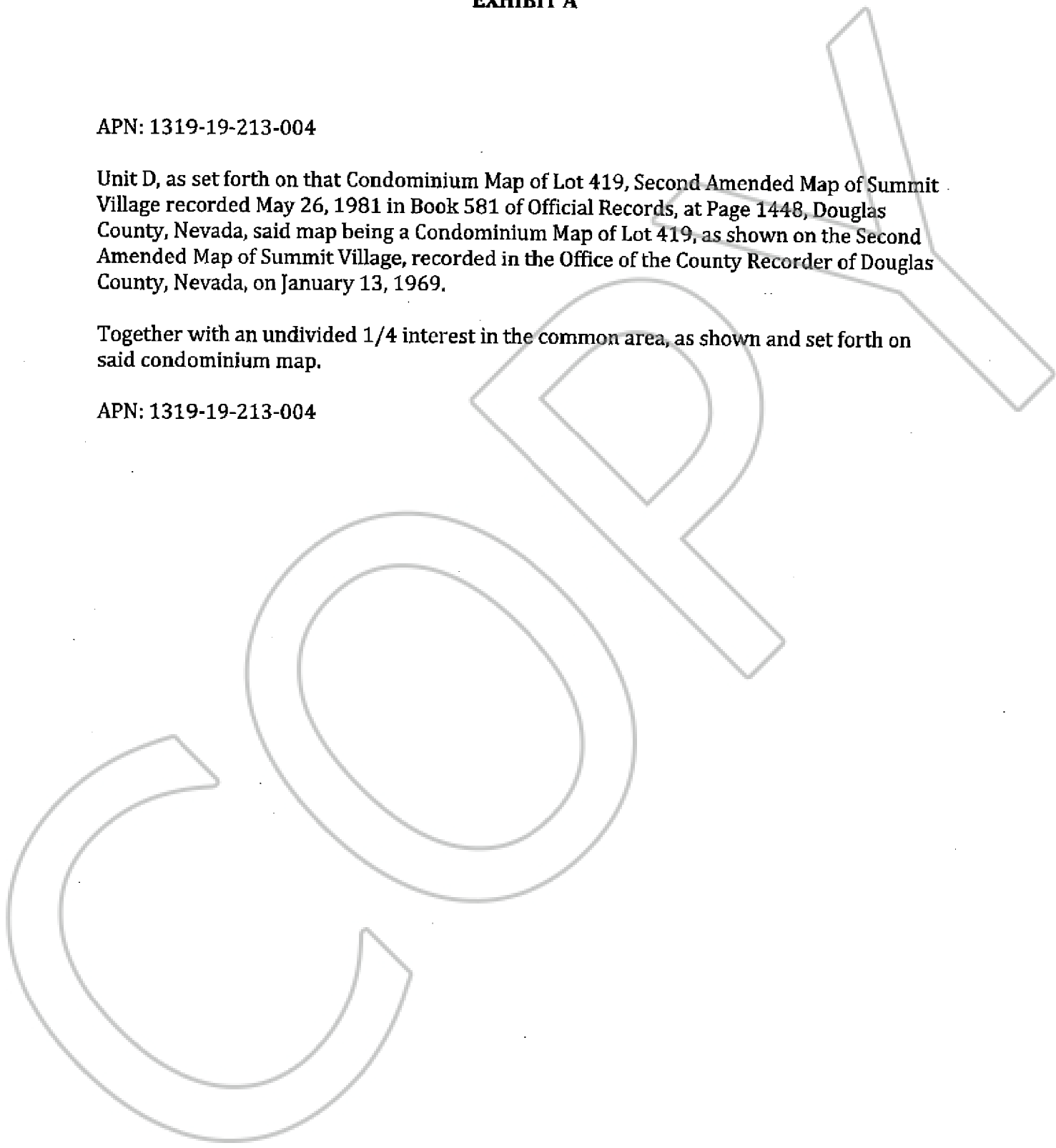
**EXHIBIT A**

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Unit D, as set forth on that Condominium Map of Lot 419, Second Amended Map of Summit Village recorded May 26, 1981 in Book 581 of Official Records, at Page 1448, Douglas County, Nevada, said map being a Condominium Map of Lot 419, as shown on the Second Amended Map of Summit Village, recorded in the Office of the County Recorder of Douglas County, Nevada, on January 13, 1969.

Together with an undivided 1/4 interest in the common area, as shown and set forth on said condominium map.

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-19-213-004  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |                                                     |                                                            |
|-----------------------------------------------------|------------------------------------------------------------|
| a) <input type="checkbox"/> Vacant Land             | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input checked="" type="checkbox"/> Condo/twnhse | d) <input type="checkbox"/> 2-4 Plex                       |
| e) <input type="checkbox"/> Apt. Bldg.              | f) <input type="checkbox"/> Comm'l/Ind'l                   |
| g) <input type="checkbox"/> Agricultural            | h) <input type="checkbox"/> Mobile Home                    |
| <input type="checkbox"/> Other: _____               |                                                            |

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- |                                                         |                     |
|---------------------------------------------------------|---------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$655,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>\$</u>           |
| c. Transfer Tax Value:                                  | <u>\$655,000.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$2,554.50</u>   |

4. **IF EXEMPTION CLAIMED:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_
5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Deanne D. Green - Agent Capacity: \_\_\_\_\_ Grantor

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

David Simon and Tania Marie, Trustees of David Simon and Tania Marie Living			
Print Name:	<u>Trust dated June 20, 2021</u>	Print Name:	<u>Fawn L. Michel and William T. Michel</u>
Address:	<u>PO Box 7172-247</u>	Address:	<u>550 Perry Ave N</u>
City:	<u>Stateline</u>	City:	<u>Port Orchard</u>
State:	<u>NV</u> Zip: <u>89449</u>	State:	<u>WA</u> Zip: <u>98366</u>

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

Print Name: Landmark Title Assurance Agency of Nevada Esc. #: 23-2280-RS

Address: 1755 East Plumb Lane, 260

City: Reno State: NV Zip: 89502

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED