

A.P.N.: 1320-30-612-002
File No: 143-2666385 (et)
R.P.T.T.: \$2,618.85

When Recorded Mail To: Mail Tax Statements To:
Chris L. Frueh and Lindsey Frueh
981 Bella Rosa Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Gary Robert Gleason and Ann Marie Gleason, Trustees of the Ann and Gary Gleason Trust dated July 26, 2018

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

Chris L. Frueh and Lindsey Frueh, husband and wife as joint tenants with right of survivorship

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

LOT 53, IN BLOCK I, AS SET FORTH ON FINAL SUBDIVISION MAP PLANNED UNIT DEVELOPMENT PD 02-04 LA COSTA AT MONTE VISTA PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON APRIL 25, 2005 IN BOOK 0405, AT PAGE 9815, AS DOCUMENT NO. 642625, 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.


Gary Robert Gleason and Ann Marie Gleason,
Trustees of the Ann and Gary Gleason Trust
dated July 26, 2018

Gary Robert Gleason
Gary Robert Gleason, Trustee
Ann Marie Gleason
Ann Marie Gleason, Trustee

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

This instrument was acknowledged before me on August 3, 2023 by
Gary Robert Gleason and Ann Marie Gleason, Trustees.

Marsy Linn Harrell
Notary Public
(My commission expires: 6-10-2026)

 **MARSY LINN HARRELL**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 22-7504-05 - Expires June 10, 2026

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2666385.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1320-30-612-002
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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$671,200.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$671,200.00
d) Real Property Transfer Tax Due \$2,618.85

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: The Ann and Gary Gleason Trust

Print Name: Chris L. Frueh and Lindsey Frueh

Address: 1362 US HWY395 N Suite 102,
#188

Address: 981 Bella Rosa Drive

City: Gardnerville

City: Minden

State: NV Zip: 89410

State: NV Zip: 89423

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

First American Title Insurance

Print Name: Company

File Number: 143-2666385 et/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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