

DOUGLAS COUNTY, NV **2024-1004703**
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=5 **02/13/2024 02:01 PM**
TICOR TITLE - GARDNERVILLE
SHAWNYNE GARREN, RECORDER

WHEN RECORDED MAIL TO:
Rebecca Sharon Penn
Timothy James Penn
1209 Melborn Way
Minden NV 89423

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2400075-RLT

The undersigned hereby affirms that this document
submitted for recording does not contain the social
security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1420-28-401-002
R.P.T.T. \$2,340.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Christopher Lee Semerau, Successor Trustee of the DeWillo Frank Semerau Trust, dated March 23, 2006, as to an undivided 50% interest and Erica Den Hartog, Successor Trustee of the Kirsten Y. Semerau Trust amended DTD August 4, 2003, as to an undivided 50% interest

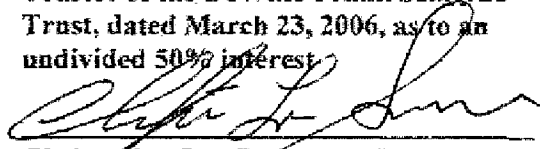
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Rebecca Sharon Penn and Timothy James Penn wife and husband as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Christopher Lee Semerau, Successor Trustee of the DeWillo Frank Semerau Trust, dated March 23, 2006, as to an undivided 50% interest


Christopher Lee Semerau, Successor Trustee

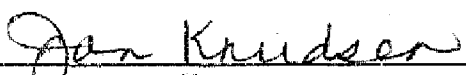
Erica Den Hartog, Successor Trustee of the Kirsten V. Semerau Trust amended DTD August 4, 2003, as to an undivided 50% interest

SIGNED IN COUNTERPART
Erica Den Hartog, Successor Trustee

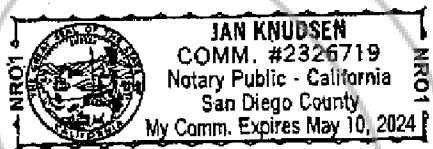
STATE OF California
COUNTY OF San Diego

} ss:

This instrument was acknowledged before me on, February 7, 2024 by Christopher Lee Semerau, Successor Trustee of the DeWillo Frank Semerau Trust, dated March 23, 2006, as to an undivided 50% interest and Erica Den Hartog, Successor Trustee of the Kirsten V. Semerau Trust amended DTD August 4, 2003, as to an undivided 50% interest


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02400075.

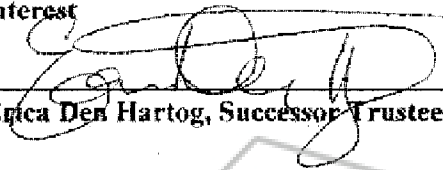


Christopher Lee Semerau, Successor
Trustee of the DeWillo Frank Semerau
Trust, dated March 23, 2006, as to an
undivided 50% interest

Erica Den Hartog, Successor Trustee of the
Kirsten Y. Semerau Trust amended DTD
August 4, 2003, as to an undivided 50%
interest

SIGNED IN COUNTERPART

Christopher Lee Semerau, Successor
Trustee


Erica Den Hartog, Successor Trustee

STATE OF _____
COUNTY OF _____

} ss:

This instrument was acknowledged before me on _____
by Christopher Lee Semerau, Successor Trustee of the DeWillo Frank Semerau Trust, dated
March 23, 2006, as to an undivided 50% interest and Erica Den Hartog, Successor Trustee of the
Kirsten Y. Semerau Trust amended DTD August 4, 2003, as to an undivided 50% interest

*See attached CA Compliant Certificate
9/17*

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02400075.

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

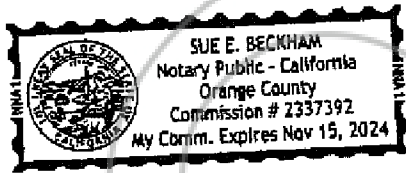
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }
On February 8, 2024 before me, Sue E. Beckham, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Erica Den Hartog
Name(s) of Signer(s)

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.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Burgun Sale Deed

Document Date: redell Number of Pages: 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney In Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer – Title(s): _____
 Partner – Limited General
 Individual Attorney In Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Escrow No. 2400075-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Being a portion of the Southwest quarter of the Southwest quarter of Section 28, Township 14 North, Range 20 East, M.D.B. & M., being more particularly described as follows:

Parcel No. 2, as set forth upon that Parcel Map for Elsie H. Colvin, recorded May 8, 1979, in Book 579, of Official Records, as Page 430, Douglas County, Nevada, as Document No. 32225.

APN: 1420-28-401-002

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
 - a. 1420-28-401-002
 - 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$ 600,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 600,000.00
- d. Real Property Transfer Tax Due: \$ 2,340.00

- 4. **If Exemption Claimed**
 - a. Transfer Tax Exemption, per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 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: Christopher Lee Semerau, Successor Trustee of the DeWillo Frank Semerau Trust, dated March 23, 2006, as to an undivided 50% interest ET Al	Print Name: Rebecca Sharon Penn and Timothy James Penn
Address: 3322 Golfers Drive	Address: 1209 Melborn Way
City: Oceanside	City: Minden NV 89423
State: CA Zip: 92056	State: Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02400075-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED