

DOUGLAS COUNTY, NV

2024-1004970

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

02/22/2024 02:36 PM

HIGH SIERRA LEGAL

SHAWNYNE GARREN, RECORDER

E07

APN 1319-19-212-036

Recording requested by:
Kimberly Fleischmann
P.O. Box 18615
Reno, NV 89511

Mail tax statements to:
When recorded mail to:
Kimberly Fleischmann
P.O. Box 18615
Reno, NV 89511

GRANT, BARGAIN AND SALE DEED

For valuable consideration, the receipt of which is hereby acknowledged, we, KIMBERLY FLEISCHMANN and JASON FLEISCHMANN, wife and husband, as joint tenants with right of survivorship (as "Grantor"), through Document No. 2018-914996 hereby grant and convey to:

JASON FLEISCHMANN and KIMBERLY FLEISCHMANN as Trustees, or their successors in trust, under the KJ FLEISCHMANN FAMILY LIVING TRUST, dated February 14, 2024, (as "Grantees"), all right, title and interest in the following real property situated in the County of Douglas, State of Nevada:

LEGAL DESCRIPTION

Lot 503, of THE SECOND AMENDED MAP OF SUMMIT VILLAGE, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 13, 1969, as Document No. 43419, and on Second Amended Map recorded on December 24, 1969, as Document No. 46671, Official Records

Commonly Known As: 226 S. Benjamin Drive, Stateline, Nevada 89449

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.

This conveyance is subject to the following liens and encumbrances: (1) General, special and any supplemental county taxes and assessments not delinquent; (2) covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

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This Deed Dated this FEBRUARY 14, 2024.

Jason Fleischmann
JASON FLEISCHMANN

Kimberly Fleischmann
KIMBERLY FLEISCHMANN

STATE OF NEVADA)
)ss
COUNTY OF WASHOE)

On FEBRUARY 14, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jason Fleischmann and Kimberly Fleischmann known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose name is subscribed to the Grant, Bargain and Sale Deed, and acknowledged to me that they executed the same.

I certify under penalty of perjury under the laws of the State of Nevada that the foregoing is true and correct.

Pursuant to NRS 240.199, this document was notarized using audio-visual communication.

WITNESS my hand and official seal.

My Commission Expires: 11/01/27

LINDSAY WHEELER
NOTARY PUBLIC
STATE OF NEVADA
Commission # 12-6575-2
My Appt. Expires November 01, 2027

Lindsay Wheeler
Lindsay Wheeler, Notary Public

Electronic Signatures. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of a copy of this Agreement or any other document contemplated hereby bearing an original or electronic signature by electronic mail in "portable document format (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

Notarial act performed by audio-visual communication

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1319-19-212-036
- 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 OPTION USE

ONLY Verified Trust - js

Notes:

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 0.00 - Exempt (7)
- b. Explain Reason for Exemption: To or from a trust without consideration

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 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 _____ Capacity: Grantor

Signature _____ Capacity: Grantee/Trustee

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

Print Name: Kimberly Fleischmann
 Jason Fleischmann
 Address: P.O. Box 18615
 City: Reno
 State/Zip: NV 89511

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

Print Name: Kimberly Fleischmann
 Jason Fleischman, TE
 Address: P.O. Box 18615
 City: Reno
 State/Zip: NV 89511

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

Print Name: High Sierra Legal
 Address: PO Box 50153
 City: State: Zip: Reno, NV 89513

Escrow #

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

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