

DOUGLAS COUNTY, NV
RPTT:\$1657.50 Rec:\$40.00
\$1,697.50 Pgs=3

2024-1005938

03/22/2024 12:49 PM

FIRST AMERICAN TITLE SPARKS
SHAWNYNE GARREN, RECORDER

A.P. No. 1321-32-001-026
Escrow No. 121-2672139-tw/lf
R.P.T.T. \$1,657.50

WHEN RECORDED RETURN TO:

Ronald A. Dos Reis
1900 W. Armstrong Rd.
Lodi, CA 95242

MAIL TAX STATEMENTS TO:

Ronald A. Dos Reis
1900 W. Armstrong Rd.
Lodi, CA 95242

GRANT, BARGAIN and SALE DEED

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

John C. Freeman and Sherise R. Freeman, husband and wife as joint tenants with right of survivorship

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

Ronald A. Dos Reis, an unmarried man

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

Parcel D-2 as shown on Parcel Map No. 2 (DP 19-0259) for WINDMILL RANCH ESTATES, filed for record in the Office of the Douglas County Recorder, State of Nevada, on January 16, 2020 as Document No. 2020-940966, and as amended by that certain Certificate of Amendment recorded October 21, 2021 in Book N/A as Instrument No. 2021-975787 of Official Records.

Subject to:

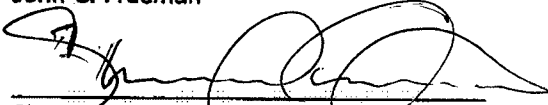
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

Date: 3-12-24



John C. Freeman



Sherise R. Freeman

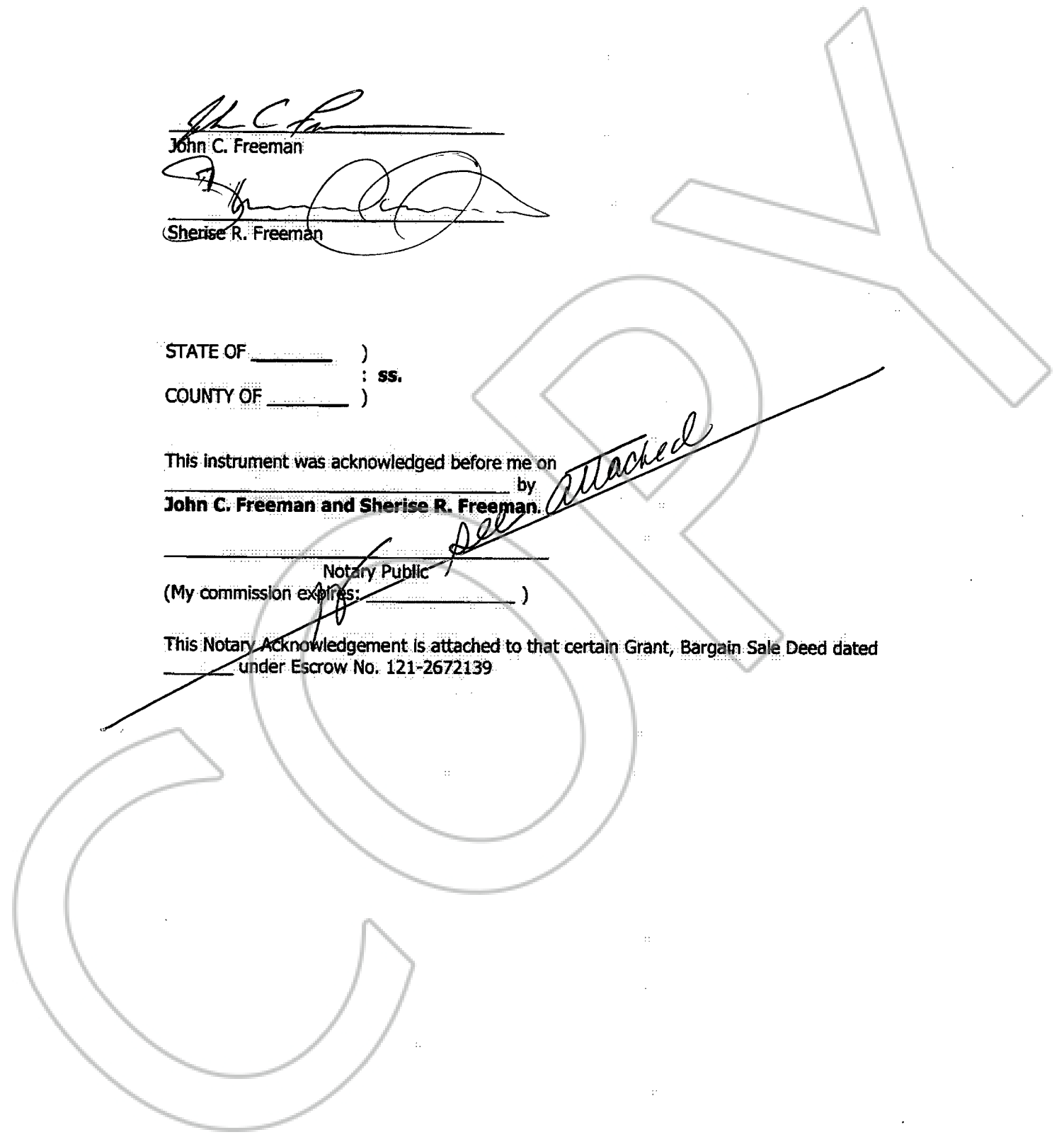
STATE OF _____)
) : **ss.**
COUNTY OF _____)

This instrument was acknowledged before me on _____ by
John C. Freeman and Sherise R. Freeman.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated _____ under Escrow No. 121-2672139

See Attached



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 CALAVERAS

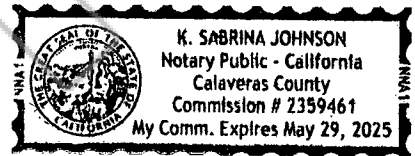
On 03/12/2024 before me, K. Sabrina Johnson, Notary Public
(insert name and title of the officer)

personally appeared John C. Freeman And Sherise R. Freeman,
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 [Handwritten Signature] (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1321-32-001-026
 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: \$425,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$425,000.00
 d) Real Property Transfer Tax Due \$1,657.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

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 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: Grantor
 Capacity: Grantor

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

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

John C. Freeman and Sherise R.
 Print Name: Freeman
 Address: 4891 Hillvale Dr
 City: Valley Springs
 State: CA Zip: 95252

Ronald A. Dos Reis
 Print Name: Ronald A. Dos Reis
 Address: 1900 W. Armstrong Rd.
 City: Lodi
 State: CA Zip: 95242

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

First American Title Insurance
 Print Name: Company
 Address: 5310 Kletzke Lane, Suite 100
 City: Reno

File Number: 121-2672139 tw/ tw
 State: NV Zip: 89511-2043

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