

A.P.N.: 1220-08-812-078  
File No: 143-2676062 (et)  
R.P.T.T.: \$3,510.00

When Recorded Mail To: Mail Tax Statements To:  
Frandsen Sutkin Family Trust  
1006 Cobblestone Drive  
Gardnerville, NV 89460

***GRANT, BARGAIN and SALE DEED***

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

Matthew A. Filice and Melody J. Filice, Trustees of the Matthew and Melody Filice Family Trust

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

Michael Lawrence Frandsen and Susan B. Sutkin, Trustees of the Frandsen Sutkin Family Trust, dated November 19, 2021

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

**Lot 57, in Block B, as set forth on Final Subdivision Map Planned Unit Development PD 03-011 ROCKY TERRACE, filed in the Office of the County Recorder of Douglas County, State of Nevada on November 30, 2005, in Book 1105, Page 12654, Document No. 661875, 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.

Matthew A. Filice and Melody J. Filice, Trustees  
of the Matthew and Melody Filice Family Trust


Matthew A. Filice  
Matthew A. Filice, Trustee

Melody J. Filice  
Melody J. Filice, Trustee

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

This instrument was acknowledged before me on August 22 2024 by  
**Matthew A. Filice and Melody J. Filice, 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. 143-2676062.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1220-08-812-078  
 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: \$900,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$900,000.00  
 d) Real Property Transfer Tax Due \$3,510.00

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: Matthew Filice  
 Signature: Melody Filice

Capacity: Grantor  
 Capacity: Grantor

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

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

Matthew and Melody Filice Family  
 Print Name: Trust  
 Address: 1362 US HWY 395, Ste 102, #416  
 City: Gardnerville  
 State: NV Zip: 89410

Frandsen Sutkin Family  
 Print Name: Trust  
 Address: 1006 Cobblestone Drive  
 City: Gardnerville  
 State: NV Zip: 89460

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

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2676062 et/ et  
 State: NV Zip: 89423

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