DOUGLAS COUNTY, NV

RPTT:\$3510.00 Rec:\$40.00

FIRST AMERICAN TITLE MINDEN

SHAWNYNE GARREN, RECORDER

2024-1011665

\$3,550.00 Pgs=2

08/30/2024 09:49 AM

A.P.N.:

1220-08-812-078

File No:

143-2676062 (et)

R.P.T.T.:

Gardnerville, NV 89460

\$3,510.00

When Recorded Mail To: Mail Tax Statements To: Frandsen Sutkin Family Trust 1006 Cobblestone Drive

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, Trustee Melody J. Filice, Trustee
STATE OF NEVADA
COUNTY OF DOUGLAS : SS.
This instrument was acknowledged before me on <u>Guest 22</u> 2024 by Matthew A. Filice and Melody J. Filice, Trustees.
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

a) Vacant Land b) X Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex Book Page: Date of Recording: Notes: Date of Recording: Date of Recording: Notes:	1.	Assessor Parcel Number(s)	()		
2. Type of Property a)	a)_	1220-08-812-078	\ \		
2. Type of Property a)	_		\ \		
2. Type of Property a) Vacant Land Vacan		-	\ \		
a) Vacant Land b) X Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex Book Page: Book Page: Date of Recording: Notes: Other 3. a) Total Value/Sales Price of Property: \$900,000.00 b) Deed in Lieu of Foreclosure Only (Value of property) \$900,000.00 c) Transfer Tax Value: \$900,000.00 d) Real Property Transfer Tax Due 4. If Exemption Claimed: a. Transfer Tax Exemption, per 375.090, Section: b. Explain reason for exemption: 5. Partial Interest: Percentage being transferred: 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 Seller shall be worthy and severally lable for any additional amount owed. Signature: Signature: Signature: Signature: Matthew and Melody Filice Family Print Name: Trust Address: 1362 US HWY 395, Ste 102, #416 City: COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	u)_		\ \		
c) Condo/Twnhse d) 2-4 Plex Book Page: e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home Notes: i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: d) Real Property Transfer Tax Due 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 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 4% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature: SELLER GRANTOR) INFORMATION (REQUIRED) Matthew and Melody Filice Family Print Name: Trust Address: 1362 US HWY 395, Ste 102, #416 City: Gardnerville State: NY Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	2.				
e) Apt. Bldg. f) Comm'l/Ind'l Date of Recording: g) Agricultural h) Mobile Home i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: d) Real Property Transfer Tax Due 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 the tax due plus interest at 4/9/per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed. Signature: SELLER GRANTOR) INFORMATION (REQUIRED) Matthew and Melody Filice Family Print Name: Trust Address: 1362 US HWY 395, Ste 102, #416 City: Gardnerville City: Gardnerville State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	a)	Vacant Land b) X Single Fam. Re	s. FOR RECORDERS OPTIONAL USE		
g) Agricultural h) Mobile Home Notes: i) Other 3. a) Total Value/Sales Price of Property: b) Deed in Lieu of Foreclosure Only (value of property) (\$ c) Transfer Tax Value: d) Real Property Transfer Tax Due 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 dontily and severally liable for any additional amount owed. Signature: SELLER (GRANTOR) INFORMATION (REQUIRED) Matthew and Melody Filice Family Print Name: Trust Address: 1362 US HWY 395, Ste 102, #416 City: Gardnerville City: Gardnerville State: Ny Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	c)	Condo/Twnhse d) 2-4 Plex	Book Page:		
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City: Gardnerville State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)					
State: NV Zip: 89460 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)	City	Gardinalle	City: Gardnerville		
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)			•		
First American Title Income	CON				
		First American Title Insurance	•		
Print Name: Company File Number: 143-2676062 et/ et			File Number: <u>143-2676062 et/ et</u>		
Address 1663 US Highway 395, Suite 101 City: Minden State: NV Zip: 89423			State: NV 7in: 89423		
(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	Name and Address of the Owner, where				