

APN: 1420-29-711-007
RETURN RECORDED DEED TO:
McMENOMY LAW
JENNIFER M. McMENOMY, Esq.
100 Vine Street
Reno, Nevada 89503

GRANTEES/MAIL TAX STATEMENTS TO:
Barbara Bellina; Lance Sims and Shelly Sims, TTEs
2856 Sierra Manor Drive
Minden, Nevada 89423

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on September 6, 2024, by and between Barbara Bellina, a widow, and Lance William Sims and Shelly Lynn Sims, husband and wife, all as joint tenants with right of survivorship, grantors, and Barbara Bellina, Lance William Sims and Shelly Lynn Sims, Trustees of the Sierra Manor Drive Trust, grantees,

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property located in Douglas County, State of Nevada, and more particularly described as follows:

Lot 38, in Block E of SARATOGA SPRINGS ESTATES, UNIT 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 16, 1990, in Book 690, Page 525, as Document No. 227472.

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(Pursuant to NRS 111.312 this legal description was previously recorded on April 28, 2023, as Document No. 2023-996069 in the records of the Office of the Recorder of Douglas County, State of Nevada.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

Barbara Bellina

Barbara Bellina

Lance William Sims

Lance William Sims

Shelly Lynn Sims

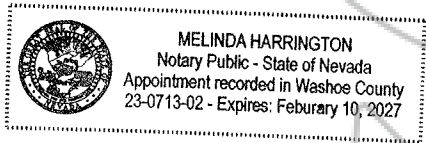
Shelly Lynn Sims

STATE OF NEVADA)
) ss.
WASHOE COUNTY)

On September 6, 2024, personally appeared before me, a notary public, Barbara Bellina, Lance William Sims, and Shelly Lynn Sims, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.

Melinda Harrington

NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-29-711-007
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - js</u>	

3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: A transfer to or from a Trust, without consideration if a certificate of trust is presented at the time of transfer. See Certification of Trust.

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: Attorneys for Grantor/Grantee

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Barbara Bellina, Lance William Sims, and Shelly Lynn Sims
 Address: 2856 Sierra Manor Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED) Barbara Bellina,

Print Name: Lance William Sims, and Shelly Lynn Sims, TTEs
 Address: 2856 Sierra Manor Drive
 City: Minden
 State: NV Zip: 89423

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

Print Name: McMenomy Law, PLLC
 Address: 100 Vine Street
 City: Reno

Escrow # n/a
 State: NV Zip: 89503