

DOUGLAS COUNTY, NV **2024-1012026**
RPTT:\$1521.00 Rec:\$40.00
\$1,561.00 Pgs=2 **09/10/2024 02:35 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1319-19-212-038
R.P.T.T.	\$1,521.00
File No.:	2416223 LM
Recording Requested By:	
	Stewart Title Company
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
	Sara Barrett
	P.O. Box 777
	Zephyr Cove, NV 89448

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Fritz & Fern Holdings, LLC, a Wyoming Limited Liability Company** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Sara Barrett, an unmarried woman**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 401A, 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.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: August 23, 2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

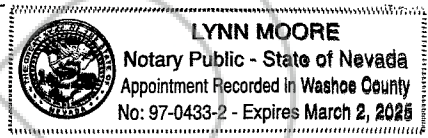
Fritz & Fern Holdings, LLC, a Wyoming Limited Liability Company

By: Kayla Raw Fritz
Kayla Raw Fritz
Manager

State of Nevada)
) ss
County of Washoe)

This instrument was acknowledged before me on the 23rd day of August, 2024
By: Kayla Raw Fritz as Manager of Fritz & Fern Holdings, LLC, a Wyoming Limited Liability Company

Signature: Lynn Moore
Notary Public
Lynn Moore
My Commission Expires: March 2, 2025



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-19-212-038
 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: _____

3. a. Total Value/Sales Price of Property \$ 390,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 390,000.00
 d. Real Property Transfer Tax Due \$ 1,521.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 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 *Kyle Fritz* Capacity _____ Grantor
 Signature *[Signature]* Capacity _____ Escrow Agent

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Fritz & Fern Holdings, LLC, a Wyoming
Limited Liability Company
 Address: 517 Elmo Trower Ln
 City: Virginia Beach
 State: VA Zip: 23451

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Sara Barrett
 Address: PO Box 777
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2416223 LM
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED