

DOUGLAS COUNTY, NV **2015-866440**
RPTT:\$1911.00 Rec:\$16.00
\$1,927.00 Pgs=3 07/17/2015 11:37 AM
STEWART TITLE LAS VEGAS WARM SPRINGS
KAREN ELLISON, RECORDER

A.P.N.: 1318-26-101-073
R.P.T.T. : \$1,911.00

MAIL TAX STATEMENTS TO:
SAME AS BELOW
WHEN RECORDED MAIL TO:
SCOTT SKLAR AND MADELEINE SKLAR
145 VAL VISTA RD
MILL VALLEY, CA 94941-1312

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That SONALI NISWANDER, ALSO KNOWN AS SONALI DESHMIKH-NISWANDER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY


in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to SCOTT SKLAR AND MADELEINE SKLAR, TRUSTEES OF THE 2007 SKLAR FAMILY REVOCABLE TRUST

and to the heirs and assigns of such Grantee forever, all that real property situated in the DOUGLAS County, State of Nevada, more particularly described as:

See Exhibit "A" Attached hereto and made a part hereof

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.

Date: July 14, 2015

By: 
SONALI NISWANDER
SONALI NISWANDER

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 CA)
County of San Mateo) ss.

On 7/15/15 before me, M. Guerrero, Notary Public personally appeared

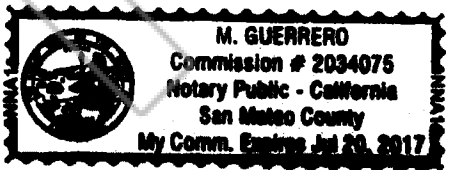
Sonali Niswander

, 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.

[Handwritten Signature]

SIGNATURE



Notary Clarification:
M. Guerrero
Commission # 2034075 Expires July 20, 2017

-----OPTIONAL-----

Description of Attached Document

Title or Type of Document:

Document Date: Number of Pages:

Signer(s) Other Than Named Above:

EXHIBIT "A"
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

All that portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Commencing at a point on the section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.M., which bears North 89°46' West, a distance of 163.80 feet from the 1/4 corner between Sections 23 and 26;

Thence South 08°08' West, a distance of 703.53 feet to the True Point of Beginning;

Thence continuing South 0°08' West, a distance of 85.00 feet to a point;

Thence North 89°42' West, a distance of 163.80 feet to a point;

Thence North 08°08' East, a distance of 85.00 feet to a point;

Thence South 89°42' East, a distance of 163.80 feet to the Point of Beginning.

Note: Document No. 836130 is provided pursuant to the requirements of Section 6. NRS 111.312.

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)
 (a) 1318-26-101-073
 (b) _____
 (c) _____
 (d) _____

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input checked="" type="checkbox"/> Single Fam Res.
c) <input type="checkbox"/> Condo/Twnhse	d) <input type="checkbox"/> 2-4 Plex
e) <input type="checkbox"/> Apt. Bldg.	f) <input type="checkbox"/> Comm'l/Ind'l.
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other	

3. Total Value/Sales Price of Property: \$ 490,000.00

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ 1911.00

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 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 Seller
 Signature Sonali Niswander Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sonali Deshmukh Niswander
 Address: 340 Pompano Circle
 City: Foster City
 State: CA Zip: 94404

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Scott & Madeleine Sklar
 Address: 145 Val Vista Rd
 City: Mill Valley
 State: CA Zip: 94941-1312

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Stewart Title Company Escrow # 01415-17168
 Address: 376 E Warm Springs Rd., Ste 190
 City: Las Vegas State: NV Zip: 89119