

DOUGLAS COUNTY, NV

2015-872355

RPTT:\$721.50 Rec:\$18.00

\$739.50 Pgs=5

11/06/2015 03:53 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Samuel R Davis  
Karen M Davis  
1311 KIM PLACE  
MINDEN, NV 89423

MAIL TAX STATEMENTS TO:

Samuel R Davis  
SAME AS ABOVE

Escrow No. 1504585-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-21-610-162

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 721.50

THIS DOCUMENT IS BEING SIGNED IN COUNTERPART AND SHALL BE DEEMED AS ONE ORIGINAL  
**GRANT, BARGAIN, SALE DEED**

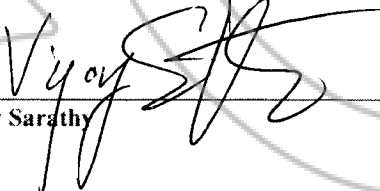
THIS INDENTURE WITNESSETH: That Vijay Sarathy and Rita Sarathy and Bidhan P Chaudhuri and Brinda K Keralavarma, as Co-Trustees of the Chaudhuri Keralavarma Family Trust dated June 15, 2007

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Samuel R Davis and Karen M Davis, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

  
\_\_\_\_\_  
Vijay Sarathy

  
\_\_\_\_\_  
Rita Sarathy

**Bidhan P Chaudhuri and Brinda K Keralavarma, as Co-Trustees of the Chaudhuri Keralavarma Family Trust dated June 15, 2007**

\_\_\_\_\_  
Bidhan P. Chaudhuri, Co-Trustee

\_\_\_\_\_  
Brinda K. Keralavarma, Co-Trustee

# California All-Purpose Certificate of Acknowledgment

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 California

County of Santa Clara

S.S.

On 3<sup>RD</sup> NOV, 2015 before me, Nikhil S Gokhale, Notary Public

Name of Notary Public, Title

personally appeared VIJAY SARATHY AND RITA SARATHY

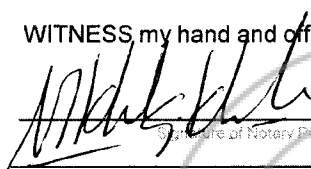
Name of Signer (1)

Name of Signer (2)

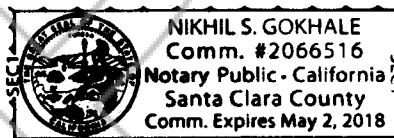
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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.



Signature of Notary Public



## OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of GRANT DEED

containing 2 pages, and dated 11/3/15

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s)

Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other:

representing: \_\_\_\_\_

Name(s) of Person(s) Whose Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: 510-516-8445

### Other

Additional Signer  Signer(s) Thumbprints(s)

WHEN RECORDED MAIL TO:  
Samuel R Davis  
Karen M Davis  
1311 Kim Place  
Minden, NV 89423

MAIL TAX STATEMENTS TO:  
Samuel R Davis  
same as above

Escrow No. 1504585-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-21-610-162

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 721.50

THIS DOCUMENT IS BEING SIGNED IN COUNTER PART AND SHALL BE DEEMED AS 1 ORIGINAL  
**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Vijay Sarathy and Rita Sarathy and Bidhan P Chaudhuri and Brinda K Keralavarma, as Co-Trustees of the Chaudhuri Keralavarma Family Trust dated June 15, 2007

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all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

\_\_\_\_\_  
Vijay Sarathy

\_\_\_\_\_  
Rita Sarathy

Bidhan P Chaudhuri and Brinda K Keralavarma, Co-Trustees of the Chaudhuri Keralavarma Family Trust dated June 15, 2007

*Bidhan P. Chaudhuri, trustee*  
\_\_\_\_\_  
Bidhan P. Chaudhuri, Co-Trustee

*Brinda K. Keralavarma, trustee*  
\_\_\_\_\_  
Brinda K. Keralavarma, Co-Trustee

## ACKNOWLEDGMENT

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 California  
County of Santa Clara

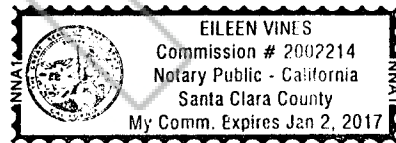
On 11/3/15 before me, Eileen Vines, Notary Public  
(insert name and title of the officer)

personally appeared Bidhan P Chaudhury, Bindu K Keralavarma,  
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.

Signature  (Seal)



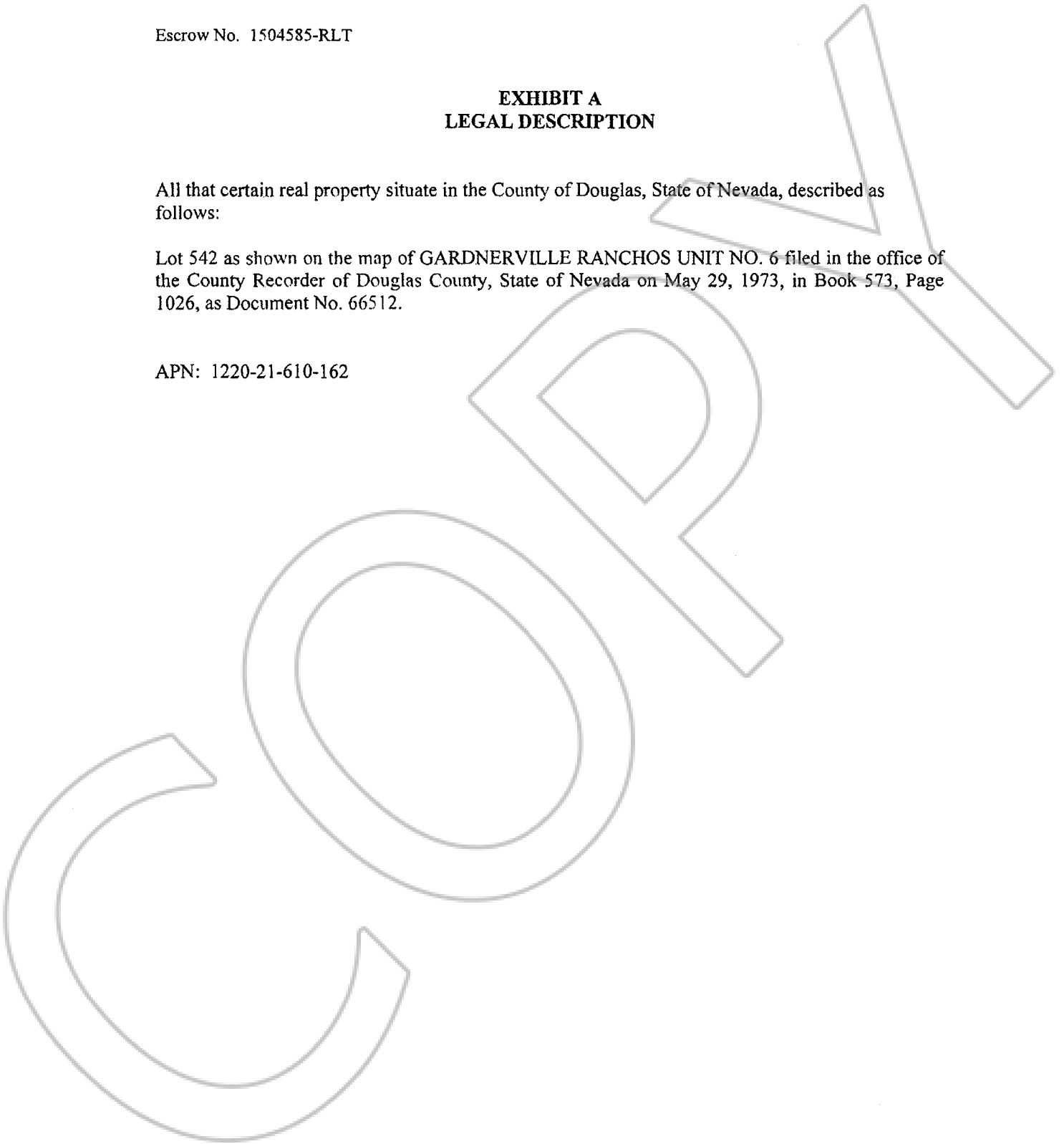
Escrow No. 1504585-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 542 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6 filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1973, in Book 573, Page 1026, as Document No. 66512.

APN: 1220-21-610-162



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-21-610-162
- 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 ONLY  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$185,000.00  
 Transfer Tax Value \$185,000.00  
 Real Property Transfer Tax Due: \$ 721.50

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 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 jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: SELLER grantor  
 Signature: [Signature] Capacity: SELLER grantor

<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(REQUIRED) <u>Bidhan P. Chaudhuri</u> TICE	(REQUIRED) _____
Print Name: <u>Vijay Sarathy</u>	Print Name: <u>Samuel R Davis / Karen Davis</u>
Address: <u>5457 Century Plaza</u>	Address: <u>1311 KimDi</u>
<u>San Jose, CA 95111</u>	<u>Munden, NV 89423</u>
City, State, Zip	City, State, Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1504585-RLT  
 Address: 1483 Highway 395, Suite B  
 City, State, Zip: Gardnerville, NV 89410