

DOUGLAS COUNTY, NV **2017-903386**  
RPTT:\$3120.00 Rec:\$19.00  
\$3,139.00 Pgs=6 **08/31/2017 09:15 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1418-27-811-005

Escrow No. 00230611 - 016 - 17  
RPTT 3,120.00  
When Recorded Return to:  
**Ana Milena Cortes & Victor Perez**  
15656 Crownridge Place  
Sherman Oaks, Ca 91403

Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged, **Matthew A. Gray and Randolph A. Magnin, as successor Co-Trustees of the John Edward Jergens 1993 Separate Property Trust established u/a/d October 6, 1993, as evidenced by Court Order, under Case No. 16-PB 0112**

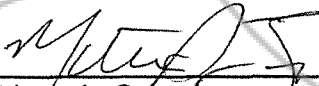
do(es) hereby Grant, Bargain, Sell and Convey to **Ana Milena Cortes and Victor Perez, wife and husband, as community property**

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

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.

Witness my/our hand(s) this 28 day of August, 2017

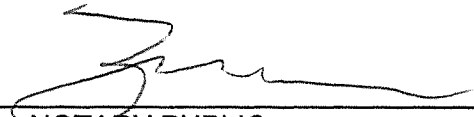
  
\_\_\_\_\_  
Matthew A. Gray, as successor Co-Trustee of the John Edward Jergens 1993 Separate Property Trust established u/a/d October 6, 1993

Signed in Counterpart  
\_\_\_\_\_  
Randolph A. Magnin, as successor Co-Trustee of the John Edward Jergens 1993 Separate Property Trust established u/a/d October 6, 1993

SPACE BELOW FOR RECORDER

STATE OF  
COUNTY OF

This instrument was acknowledged before me on Aug. 28, 2017,  
by Matthew A. Gray.

  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF  
COUNTY OF

This instrument was acknowledged before me on \_\_\_\_\_, 2017,  
by Randolph A. Magnin.

\_\_\_\_\_  
NOTARY PUBLIC

SPACE BELOW FOR RECORDER \_\_\_\_\_

APN: 1418-27-811-005

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

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.

Witness my/our hand(s) this 28 day of August, 2017

Signed in Counterpart

Matthew A. Gray, as successor Co-Trustee of the John Edward Jergens 1993 Separate Property Trust established u/a/d October 6, 1993



Randolph A. Magnin, as successor Co-Trustee of the John Edward Jergens 1993 Separate Property Trust established u/a/d October 6, 1993

SPACE BELOW FOR RECORDER

# CALIFORNIA ALL PURPOSE 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 Los Angeles )

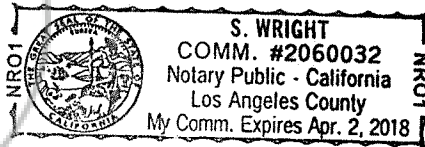
On 8.28.17 before me, S. Wright Notary  
Public, (here insert name and title of the officer)

personally appeared Randolph A. Maguen

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/het/their authorized capacity(ies), and that by his/het/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: [Handwritten Signature] (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_

STATE OF  
COUNTY OF

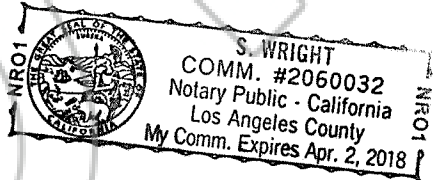
This instrument was acknowledged before me on \_\_\_\_\_, 2017,  
by Matthew A. Gray.

\_\_\_\_\_  
NOTARY PUBLIC

STATE OF *CA*  
COUNTY OF *Los Angeles*

This instrument was acknowledged before me on 8.28., 2017,  
by Randolph A. Magnin.

\_\_\_\_\_  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER \_\_\_\_\_

Exhibit A

Lot 63, as shown on the map of CAVE ROCK ESTATES UNIT NO. 2, filed in the office of the County Recorder on July 29, 1968, Document No. 41604, Official Records of Douglas County, State of Nevada.

EXCEPTING THEREFROM that portion of Lot 63 of said Cave Rock Estates Unit No. 2, conveyed by Individual Grant Deed - Lot Line Adjustment recorded January 21, 1993, as Document No. 297809, in Book 193, Page 2917, Official Records of Douglas County, Nevada, described as follows:

Beginning at the Northwest corner of Lot 60 of said Cave Rock Estates Unit No. 2; thence South 8°00' East 39.53 feet; thence North 34°51'11" West 78.48 feet; thence South 57°18'00" East 46.76 feet to the Point of Beginning.

TOGETHER WITH that portion of Lot 62 of said Cave Rock Estates Unit No. 2, conveyed by Individual Grant Deed - Lot Line Adjustment recorded January 21, 1993, as Document No. 297810, in Book 193, Page 2919, Official Records of Douglas County, Nevada, described as follows:

Beginning at the Northwest corner of said Lot 62; thence North 63°00' East 25.00 feet; thence South 34°51'11" East 56.63 feet; thence North 57°18'00" West 64.86 feet to the Point of Beginning.

NOTE: Said legal description previously recorded in Individual Grant Deed recorded January 21, 1993, in Book 193, Page 2917, as Document No. 297809 and Trust Transfer Deed recorded December 17, 1993, in Book 1293, Page 3732, as Document No. 325301, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

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1. APN: 1418-27-811-005

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA  
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$800,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$800,000.00  
 Real Property Transfer Tax Due: \$ 3,120.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage being transferred: \_\_\_\_\_%

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 <i>[Signature]</i>	Capacity <i>Grantor</i>
Signature <i>[Signature]</i>	Capacity <i>Grantee</i>
<b>SELLER (GRANTOR) INFORMATION</b> (Required)	<b>BUYER (GRANTEE) INFORMATION</b> (Required)
Print Name: <b>Matthew A. Gray and Randolph A. Magnin, as successor Co-Trustees of the John Edward Jergens 1993 Separate Property Trust established u/a/d October 6, 1993</b>	Print Name: <b>Ana Milena Cortes and Victor Perez</b>
Address: <i>1900 Avenue of the Stars, #450</i>	Address: <i>15656 Crownridge Place</i>
City/State/Zip: <i>Los Angeles, CA 90067</i>	City/State/Zip: <i>Sherman Oaks, CA 91403</i>
<b>COMPANY REQUESTING RECORDING</b>	
Co. Name: <b>First Centennial Title Company of NV</b>	Escrow # <b>00230611-016</b>
Address: <b>896 West Nye Lane, Suite 104 Carson City, NV 89703</b>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

1. APN: 1418-27-811-005

2. Type of Property:

- a)  Vacant Land
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- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
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- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

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**STATE OF NEVADA  
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$800,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
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Signature	Capacity
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: <b>Matthew A. Gray and Randolph A. Magnin, as successor Co-Trustees of the John Edward Jergens 1993 Separate Property Trust established u/a/d October 6, 1993</b>	Print Name: <b>Ana Milena Cortes and Victor Perez</b>
Address:	Address:
City/State/Zip:	City/State/Zip:
<b>COMPANY REQUESTING RECORDING</b>	
Co. Name: <b>First Centennial Title Company of NV</b>	Escrow # <b>00230611-016</b>
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### STATE OF NEVADA DECLARATION OF VALUE

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

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Signature _____	Capacity _____
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Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____

#### COMPANY REQUESTING RECORDING

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