

DOUGLAS COUNTY, NV **2017-903474**
RPTT:\$2028.00 Rec:\$15.00
\$2,043.00 Pgs=2 **09/01/2017 09:45 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1319-30-516-017

Escrow No. 00230499 - 016 - 17
RPTT 2,028.00
When Recorded Return to:
Lawrence A. Swain
32350 Cercle Latour
Temecula, CA 92591
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,
Jitendra R. Singh and Angela D. Singh, Trustees of the Jitendra & Angela Singh Trust, dated
December 27, 1995

do(es) hereby Grant, Bargain, Sell and Convey to
Lawrence A. Swain, An Unmarried Man

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

Lot 43, Unit D, TAHOE VILLAGE UNIT NO. 1, an amended map of Alpine Village Unit No. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on December 7, 1971, as Document No. 55769.

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

Witness my/our hand(s) this 29th day of August, 2017

Jitendra R. Singh, Trustee
Jitendra R. Singh, Trustee

Angela D. Singh, Trustee
Angela D. Singh, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

see attached

This instrument was acknowledged before me on _____, 2017,
by Jitendra R. Singh and Angela D. Singh _____

NOTARY PUBLIC

SPACE BELOW FOR RECORDER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 San Mateo)
On August 29, 2017 before me, Wing Chi Wong, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Jitendra R Singh & Angela D Singh
Name(s) of Signer(s)

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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

1. APN: 1319-30-516-017

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: \$520,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$520,000.00
 Real Property Transfer Tax Due: \$ 2,028.00

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 <u>Jitendra R Singh</u>	Capacity <u>grantor</u>
Signature <u>Angela D Singh</u>	Capacity <u>grantee</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Jitendra R. Singh, and Angela D Singh</u>	Print Name: <u>Lawrence A. Swain</u>
Address: <u>1212 North Road</u>	Address: <u>32350 Cercle Latour</u>
City/State/Zip: <u>Belmont, CA 94002</u>	City/State/Zip: <u>Temecula, CA 92591</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00230499-016dr</u>
Address: <u>896 West Nye Lane, Suite 104 Carson City, NV 89703</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

* Trustee of the Jitendra + Angela Singh Trust dated Dec 27, 1995