

DOUGLAS COUNTY, NV
RPTT:\$1762.80 Rec:\$35.00
\$1,797.80 Pgs=3
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

2018-909196

01/16/2018 11:40 AM

APN: 1318-24-411-013

Escrow No. 00233159 - 016 - 17
RPTT 1,762.80
When Recorded Return to:
Jerrold Raphael Albom
18959 Dallas Parkway #2612
Dallas, TX 75287

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,
Charles Tuzar and Halina Tuzar, Trustees of The Tuzar 2011 Trust dated November 4, 2011

do(es) hereby Grant, Bargain, Sell and Convey to
Jerrold Raphael Albom, An Unmarried Man

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 12 day of January, 2018

The Tuzar 2011 Trust
Charles Tuzar
Charles Tuzar, Trustee

Halina Tuzar
Halina Tuzar, Trustee

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, 2017,
by Charles Tuzar and Halina Tuzar.

SEE ATTACHED ACKNOWLEDGMENT

NOTARY PUBLIC

SPACE BELOW FOR RECORDER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the documents to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF *San Mateo*

On *Jan 12*, 2018, before me, *William Tsui, Notary Public* (Notary Name), personally appeared **Charles Tuzar and Halina Tuzar**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of the California that the foregoing paragraph is true and correct.

Witness my hand and official seal.



NOTARY PUBLIC

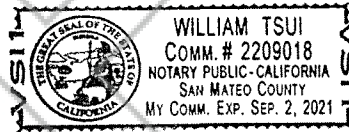


Exhibit A

Lot 13, in Block F, as shown on the Official Plat of Manzanita Heights, recorded in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934 and amended Map recorded October 28, 1985, in Book 1085, Page 2628, as Document No. 125839.

TOGETHER WITH an undivided 2/15th interest in and to Lot A (Common Area), as shown on the Official Plat of Manzanita Heights, recorded in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979, as Document No. 38934 and amended Map recorded October 28, 1985, in Book 1085, Page 2628, as Document No. 125839.

Together with A 20 foot wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979, in Book 1079, Page 192, Official Records of Douglas County, Nevada.

A 30 Feet wide Utility Easement as Granted By granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979, in Book 879, Page 2107, Official Records of Douglas County, Nevada; and

A 5 foot wide slope easement as Deeded by Kenneth C. Kjer, et ux in Document recorded August 28, in Book 879, Page 2107, Official Records of Douglas County, Nevada.

Further Reference is made to Record of Survey Lot Line Adjustment for Nancy Murdock Larner, Recorded October 28, 1985, in Book 1085, Page 2628, as Document No. 125839.

SPACE BELOW FOR RECORDER

1. APN: 1318-24-411-013

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:** \$452,000.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$452,000.00
Real Property Transfer Tax Due: \$ 1,762.80

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. *Trustees of The Tuzar 2011 Trust dated 11/4/2011

Signature <u>[Signature]</u>	Capacity <u>Grantor</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Charles Tuzar and Halina Tuzar*	Print Name: Jerrold Raphael Albom
Address: P.O. Box 25144	Address: 18959 Dallas Parkway , #2612
City/State/Zip: San Mateo, CA 94402	City/State/Zip: Dallas, TX 75287

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00233159-016
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)