

DOUGLAS COUNTY, NV  
RPTT:\$1852.50 Rec:\$35.00  
\$1,887.50 Pgs=2  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

2018-911687

03/16/2018 12:50 PM

APN: 1319-30-621-001

Escrow No. 00234760 - 016 - 17  
RPTT 1,852.50  
When Recorded Return to:  
**Steven Santich**  
**721 Heritage Place**  
**Folsom, CA 95630**  
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,  
Rainbow Nicole Estates Limited, a limited liability partnership

do(es) hereby Grant, Bargain, Sell and Convey to  
Steven Santich, Trustee of the Steven Santich living trust dated March 23, 2017 as to an  
undivided 21% interest and Jerome Johnson and Joyce Johnson, Trustees of the Jerome  
and Joyce Johnson Living Trust as to an undivided 69% interest and Jerome A.  
Johnson, a single man as to an undivided 10% interest as tenants in common

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 14 day of March, 2018

Rainbow Nicole Estates Limited, a limited  
liability partnership


by: John Caruana  
General Partner

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 3-14, 2018,

By: John Caruana

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

 **DENA REED**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-80578-5 - Expires March 14, 2018

SPACE BELOW FOR RECORDER

Exhibit A

Unit A, as shown on the condominium map of Lot 22, TAHOE VILLAGE UNIT NO. 2, recorded in the office of the County Recorder of Douglas County, State of Nevada, on August 21, 1978, as Document no. 24380;

Together with an undivided 1/6<sup>th</sup> interest in the common area as shown on the condominium map of Lot 22, TAHOE VILLAGE UNIT NO. 2, recorded in the office of the County Recorder of Douglas County, State of Nevada, on August 21, 1978, as Document No. 24380.



SPACE BELOW FOR RECORDER

1. APN: 1319-30-621-001

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: \$475,000.00  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$475,000.00  
Real Property Transfer Tax Due: \$ 1,852.50

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 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 _____	Capacity grantor
Signature _____	Capacity grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Rainbow Nicole Estates Limited, a limited liability partnership	Print Name: Steven Santich, ttee, et al
Address: 851 Mottsville Lane	Address: 721 Heritage Place
City/State/Zip: Gardnerville, NV 89460	City/State/Zip: Folsom, CA 95630

**COMPANY REQUESTING RECORDING**

Co. Name: First Centennial Title Company of NV	Escrow # 00234760-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)