

DOUGLAS COUNTY, NV
RPTT:\$2535.00 Rec:\$35.00
\$2,570.00 Pgs=2
2018-918700
08/29/2018 11:39 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-15-613-004

Escrow No. 00238618-DR
RPTT 2,535.00
When Recorded Return to:
Cathleen Donovan, Trustee
1190 Fairway Avenue
South Lake Tahoe, Ca 96150

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,

John Arthur Charles Tugwell and Celestine C. Tugwell, Trustees, or their successors in trust, under the TUGWELL LIVING TRUST, dated December 15, 2015, and any amendments thereto

do(es) hereby Grant, Bargain, Sell and Convey to **Cathleen Donovan, as Trustee of the Cathleen Donovan 2009 Revocable Living Trust, dated July 21, 2009**

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 23 day of Aug, 2018

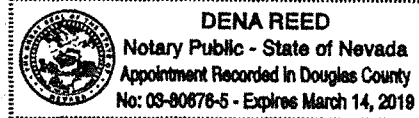
TUGWELL LIVING TRUST, dated December 15, 2015

John Arthur Charles Tugwell, Trustee Celestine C. Tugwell, Trustee
By: John Arthur Charles Tugwell, Trustee By: Celestine C. Tugwell, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 8-23, 2018,
by John Arthur Charles Tugwell and Celestine C. Tugwell.

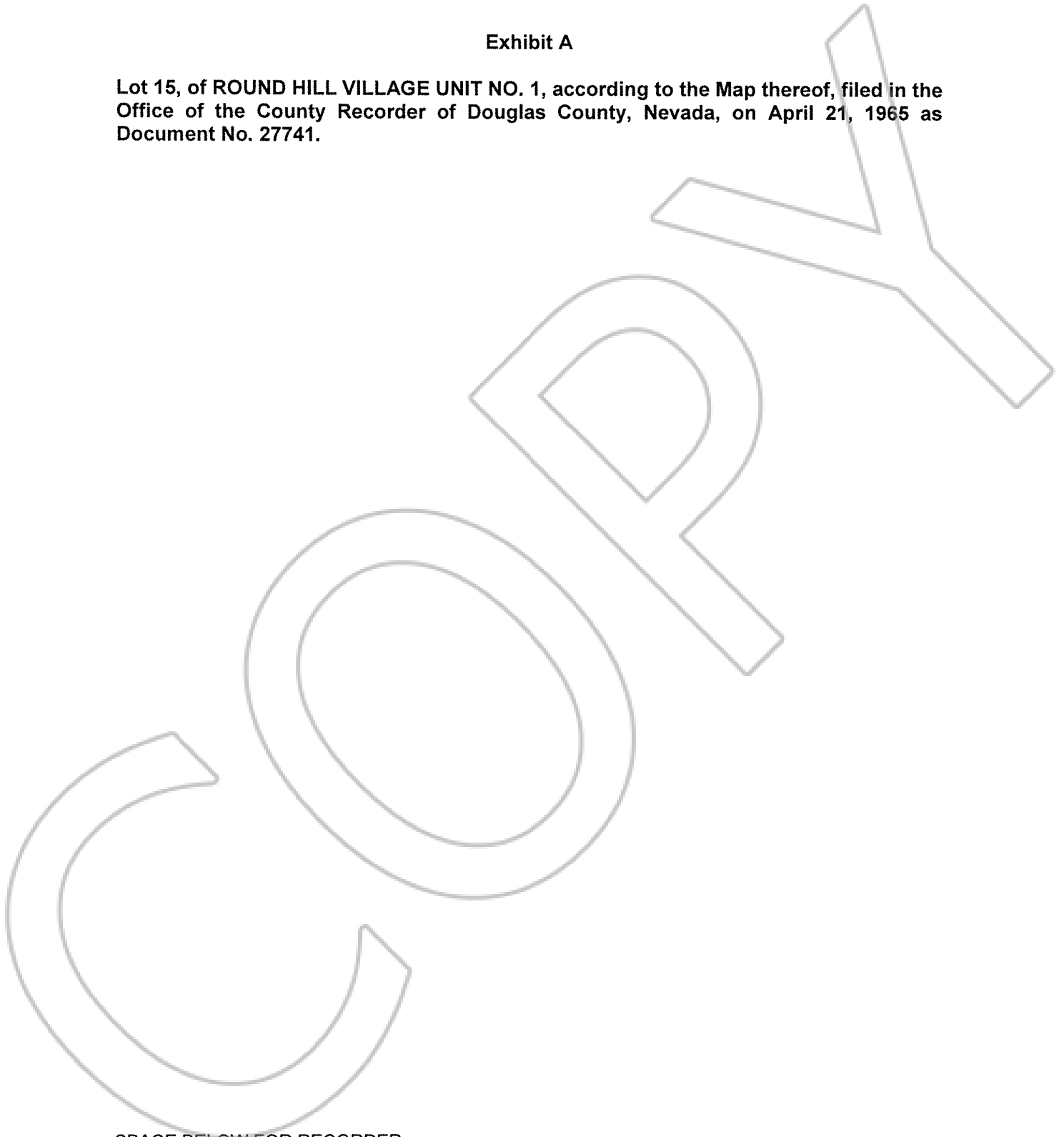
Dena Reed
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 15, of ROUND HILL VILLAGE UNIT NO. 1, according to the Map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on April 21, 1965 as Document No. 27741.



SPACE BELOW FOR RECORDER

1. APN: 1318-15-613-004

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: \$ 650,000.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ 650,000.00
Real Property Transfer Tax Due: \$ 2,535.00

4. **If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section ____
b. Explain Reason for Exemption: ____

5. Partial Interest: Percentage being transferred: 100%

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 <u>Grantor</u>
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: John Arthur Charles Tugwell and*	Print Name: Cathleen Donovan**
Address: P.O. Box 1639	Address: 1190 Fairway Ave
City/State/Zip: Zephyr Cove, NV 89448	City/State/Zip: South Lake Tahoe, CA 96150

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00238618-016
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

*Celestine C. Tugwell, Trustees of the Tugwell Living Trust, dated 12/15/15
**as Trustee of the Cathleen Donovan 2009 Revocable Living Trust, dated 7/21/09