

A.P.N.: 1319-30-512-013
File No: 143-2555011 (mk)
R.P.T.T.: \$1,365.00

When Recorded Mail To: Mail Tax Statements To:
Eroy Christopher Boehnlein and Liezl P. Boehnlein
16904 Ehle Street
San Leandro, CA 94578

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Dmitri Bronnikov and Nina Bronnikova, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Eroy Christopher Boehnlein and Liezl P. Boehnlein, husband and wife as joint tenants

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

**PARCEL 1:
UNIT 17 OF LOT 2 CONDOMINIUM MAP, AS SET FORTH ON SHEET 6 OF THE THIRD
AMENDED MAP OF TAHOE VILLAGE NO. 2 FILED FOR RECORD ON AUGUST 14, 1979,
AS DOCUMENT NO. 35555, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF
NEVADA.**

**PARCEL 2:
AN UNDIVIDED 1/18THS INTEREST IN AND TO THOSE AREAS DESIGNATED AS
"COMMON AREAS" AS SET FORTH ON THE MAP OF LOT OF CONDOMINIUM MAP, AS
SET FORTH ON SHEET 6 OF THE THIRD AMENDED MAP OF TAHOE VILLAGE NO. 2,
FILED FOR RECORD ON AUGUST 14, 1979, AS DOCUMENT NO. 35555, OFFICIAL
RECORDS OF DOUGLAS, STATE OF NEVADA.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATE 11/15/2018

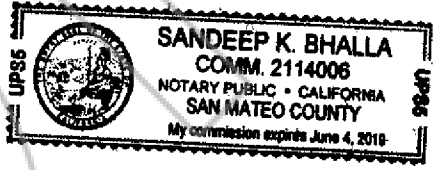
[Signature]
Dmitri Bronnikov

[Signature]
Nina Bronnikova

STATE OF ~~NEVADA~~ *California*)
COUNTY OF ~~DOUGLAS~~ *San Mateo* : ss.

This instrument was acknowledged before me on 12/3/2018 by **Dmitri Bronnikov and Nina Bronnikova.**

[Signature]
Notary Public
(My commission expires: June 4th 2019)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **November 15, 2018** under Escrow No. **143-2555011.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-512-013
- b) _____
- c) _____
- d) _____

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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$350,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$350,000.00
- d) Real Property Transfer Tax Due \$1,365.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 parties agree that 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: [Signature]

Capacity: agent

Signature: _____

Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Dmitri Bronnikov and Nina Bronnikova

Print Name: Elroy C. Boehnlein and Liezl P. Boehnlein

Address: 855 Grenda Lane

Address: 16904 Ehle Street

City: Foster City

City: San Leandro

State: CA Zip: 94404

State: CA Zip: 94578

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company

File Number: 143-2555011 mk/ et

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)