

A.P.N.: 1219-24-002-007  
File No: 116-2558434 (AK)  
R.P.T.T.: \$780.00

When Recorded Mail To: Mail Tax Statements To:  
Dominic Celaya and Tami Celaya  
502 Oyster Court  
Foster City, CA 94404

***GRANT, BARGAIN and SALE DEED***

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

Nida Granville, Successor Trustee of The John L. Minasian Trust, dated June 11, 2010

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

Dominic Celaya and Tami Celaya, husband and wife as community property with right of survivorship

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

**LOT 12 AS SHOWN ON THE OFFICIAL MAP OF GREEN ACRES FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON SEPTEMBER 19, 1966, AS FILE NO. 34001.**

*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.

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.

Date: 01/29/2019 \* PRINT DATE ONLY

Nida Granville, Successor Trustee of The John L. Minasian Trust, dated June 11, 2010

*Nida Granville*  
Nida Granville, Successor Trustee

STATE OF California )  
COUNTY OF Los Angeles ) : ss.

This instrument was acknowledged before me on 2/15/2019 by  
**Nida Granville, Successor Trustee of The John L. Minasian Trust.**

*[Signature]*  
Notary Public  
(My commission expires: 05/07/2021)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **January 29, 2019** under Escrow No. **116-2558434**.  
*See attached CA Acknowledgement*

ALL CAPACITY ACKNOWLEDGEMENT

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 Los Angeles

On 2/15/2019 before me, Marine Jukhyan, Notary Public  
(Date) (Insert Name and Title of the Officer)

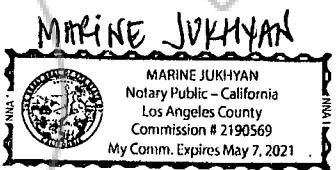
Personally appeared Nida Granville  
(Name of Person Signing)

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 of Officer)



Comm: 2190569  
EXPIRES: MAY 7, 2021

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1219-24-002-007
- 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$200,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$200,000.00
- d) Real Property Transfer Tax Due \$780.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: N/A
- b. Explain reason for exemption: N/A

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 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: *Amy Klinging* Capacity: ESCROW AGENT  
Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Nida Granville, Successor Trustee  
of The John L. Minasian Trust,  
Print Name: dated June 11, 2010  
Address: 740 N. Niagara Street  
City: Burbank  
State: CA Zip: 91505

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

Dominic Celaya and Tami  
Print Name: Celaya  
Address: 502 Oyster Court  
City: Foster City  
State: CA Zip: 94404

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

First American Title Insurance  
Print Name: Company File Number: 116-2558434 AK/ kk  
Address 2500 Paseo Verde Parkway, Suite 120  
City: Henderson State: NV Zip: 89074

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