DOUGLAS COUNTY, NV

RPTT:\$780.00 Rec:\$35.00

2019-926098

\$815.00 Pgs=3

02/26/2019 12:16 PM

A.P.N.:

1219-24-002-007

File No:

116-2558434 (AK)

R.P.T.T.:

\$780.00

KAREN ELLISON, RECORDER

FIRST AMERICAN TITLE INSURANCE COMPANY

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.
- 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	\ \
Mamuelle	\ \
Nida Granville, Successor Trustee	7 /
	/
	-//
STATE OF California)	
STATE OF California) COUNTY OF Los Angeles)	•
This instrument was acknowledged before me on 2/15/2019	
This instrument was acknowledged before me on 2/15/2019 Nida Granville, Successor Trustee of The John L. Minasian Trust.	by
And Grantonie, Successor Trustee of the John L. Mindsidn Trust	:
Bled	
Notary Public (My commission expires: PS 10.7 / 2008/	0.0
See agga	ched
Notary Public (My commission expires: 95/07/2008) See affact CA Adenoted This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated January 29, 2019 under Escrow No. 116-2558434.	wellegemen
January 29, 2019 under Escrow No. 116-2558434 .	

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	e, Marine Jukhyan, Motary Public (Insert Name and Title of the Officer)
(Date)	(Insert Name and Title of the Officer)
Personally appeared Mida	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.

MARINE JUKHYAN
Notary Public - California
Los Angeles County
Commission # 2190569
My Comm. Expires May 7, 2021

Comm: 2190569 Expires: May 7, 2021

(Signature of Officer)

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessor Parcel Number	er(s)		(\
a)	1219-24-002-007			\ \
b)				\ \
c) ⁻				\ \
d)_				\ \
2.	Type of Property			
a)	☐ Vacant Land	b) X Single Fam. Res.	FOR RECOR	DERS OPTIONAL USE
c)	Condo/Twnhse	d) 2-4 Plex	Book	Page:
e)	Apt. Bldg.	f) Comm'l/Ind'l	Date of Record	ling:
g)	Agricultural	h) Mobile Home	Notes:	
i)	Other			
3.	a) Total Value/Sales Pr	rice of Property:	\$200,0	00.00
	b) Deed in Lieu of Fore	eclosure Only (value of pro	perty) (_\$)
	c) Transfer Tax Value:		\$200,0	00.00
	d) Real Property Trans	fer Tax Due	\$780.0	0
4.	If Exemption Claime	ed:		
	a. Transfer Tax Exemp	ption, per 375.090, Section	: N/A	
	b. Explain reason for e			
			76.	
5.		ntage being transferred:	100_%	\
	The undersigned decl	ares and acknowledges, u	nder penalty of p	perjury, pursuant to NRS
375	The undersigned decl.	ares and acknowledges, u 0. that the information of	nder penalty of perovided is corre	ct to the best of their
375 info the	The undersigned decl .060 and NRS 375.11 rmation and belief, and information provided l	ares and acknowledges, u 0, that the information p I can be supported by doc herein. Furthermore, the	nder penalty of perovided is correumentation if cal	ect to the best of their led upon to substantiate hat disallowance of any
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