

DOUGLAS COUNTY, NV **2019-926544**
RPTT:\$1989.00 Rec:\$35.00
\$2,024.00 Pgs=3 03/11/2019 03:06 PM
ETRCO
KAREN ELLISON, RECORDER

APN# : 1320-12-000-001
RPTT: \$1,989.00

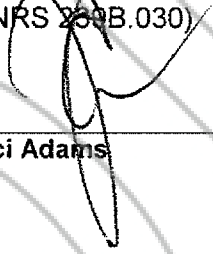
Recording Requested By:
Western Title Company
Escrow No.: 102296-TEA
When Recorded Mail To:

Sebastian W. Zeits
Eleana B. Zeits
237 W. Baseline Rd.
Claremont, CA 91711

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 259B.030)

Signature



Traci Adams

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Charles Arslan III, a single man

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Eleana B. Zeits and Sebastian W. Zeits, wife and husband as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Minden, County of Douglas State of Nevada bounded and described as follows:

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

Parcel 1:

The Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 13 North, Range 20 East, M.D.B. & M.

Parcel 2:

Access Right of Way 60 feet wide, 7,100 feet long, located in Township 13 North, Range 20 East, Section 1, in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 12, in the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, as recorded in Official Records of Douglas County, Nevada on February 2, 1994, in Book 294, at Page 351, as Document No. 329188.

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

Dated: 02/01/2019



Charles Arslan III

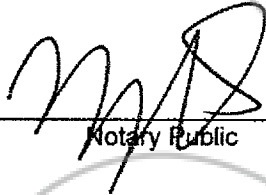
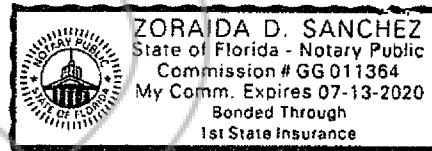
STATE OF Florida

COUNTY OF Miami-Dade } ss

This instrument was acknowledged before me on

March 8, 2019

By Charles Arslan III.


Notary Public

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1320-12-000-001

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 #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$510,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$510,000.00
 Real Property Transfer Tax Due: \$1,989.00

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 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 [Handwritten Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Charles Arslan III
 Address: 13000 SW 63rd Ave
 City: Miami
 State: FL Zip: 33156

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Sebastian W. Zeits and Eleana B. Zeits
 Address: 237 W. Baseline Rd
 City: Claremont
 State: CA Zip: 91711

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)
 Print Name: eTRCo, LLC On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 102296-TEA