

DOUGLAS COUNTY, NV **2019-926971**  
RPTT:\$5265.00 Rec:\$35.00  
\$5,300.00 Pgs=3 **03/25/2019 08:58 AM**  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1318-09-810-083

RECORDING REQUESTED BY:  
SIGNATURE TITLE COMPANY, LLC  
212 ELKS POINT RD, STE 445  
P.O. BOX 10297  
ZEPHYR COVE, NV 89448

MAIL RECORDABLE DOCS AND  
TAX STATEMENTS TO:  
TODD KAUFMAN  
PO BOX 10655  
ZEPHYR COVE, NV 89448

ESCROW NO: 11000554-JML

RPTT \$5,265.00

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **John F. Ahern and Judith W Ahern, Trustees of the John F. Ahern Family Trust dated 7-13-1983**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

**Todd D. Kaufman and Jill L. Kaufman Husband and Wife as Community Property**

all that real property situated in the unincorporated area of Zephyr Cove, 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.

John F. Ahern Family Trust dated 7-13-1983

John F. Ahern Trustee  
John F. Ahern, Trustee

Judith W. Ahern Trustee  
Judith W. Ahern, Trustee

STATE OF NEVADA  
COUNTY OF Douglas

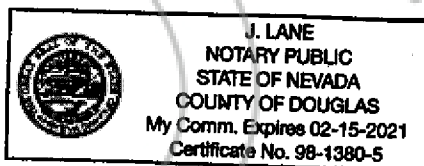
} ss:

This instrument was acknowledged before me on 3-22-2019,

by JOHN F. AHERN AND JUDITH W. AHERN

J Lane  
Notary Public

(seal)



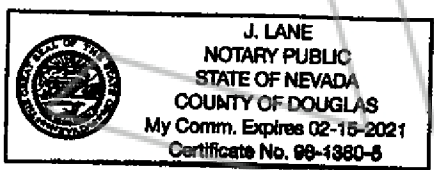
STATE OF NEVADA )  
 ) : ss.  
COUNTY OF Douglas )

This instrument was acknowledged before me on

3-22-19 by John F. Ahern and Judith W. Ahern

*Shane*  
Notary Public

(My commission expires: 2/15/2021)



COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1318-09-810-083
- 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
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

\$1,350,000.00

Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )

Transfer Tax Value \$1,350,000.00

Real Property Transfer Tax Due: \$5,265.00

**4. If Exemption Claimed**

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

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 *John F. Ahern* Capacity Grantor

Signature \_\_\_\_\_ Capacity Grantee *Todd D. Kaufman*

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(Required)**

**(Required)**

Print Name: John F. Ahern Family Trust dated 7-13-1983

Print Name: Todd D. Kaufman

Address: PO Box 10269  
Zephyr Cove, NV 89448

Address: PO Box 10655  
Zephyr Cove, NV 89448

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

Print Name: Signature Title Company LLC Escrow #: 11000554-JML  
Address: 212 Elks Point Road, Suite 445, PO Box 10297  
Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**