

APN: 1220-09-710-022

RECORDING REQUESTED BY  
DRIGGS TITLE AGENCY, INC.  
WHEN RECORDED RETURN TO AND  
MAIL TAX BILL TO:

Yuri Tkachev & Svitlana Tkachev  
1298 Cedar Brook Court  
Gardnerville, NV 89460

Escrow No. 19-05-117920RA

DOUGLAS COUNTY, NV **2019-930435**  
RPTT:\$2164.50 Rec:\$35.00  
\$2,199.50 Pgs=3 **06/17/2019 09:39 AM**  
DRIGGS TITLE AGENCY INC. - NEVADA  
KAREN ELLISON, RECORDER

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH:

That George R. Beattie, and Kelly K. Beattie, husband and wife as joint tenants

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

Yuri Tkachev, and Svitlana Tkachev, husband and wife as joint tenants

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

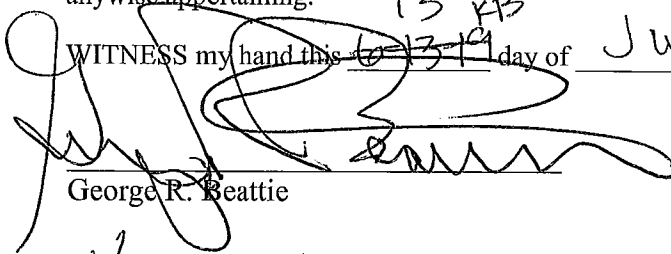
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF FOR  
LEGAL DESCRIPTION.

SUBJECT TO:

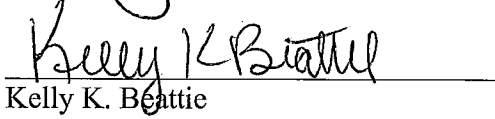
1. Taxes paid current, rights of way, reservations, restrictions, easements and conditions  
of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my hand this <sup>13 KB</sup> ~~6/13/19~~ day of June, 2019.



George R. Beattie

  
Kelly K. Beattie

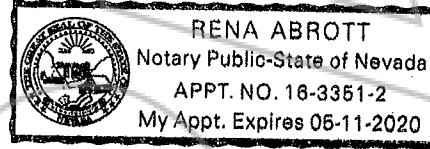
State of NEVADA

}

} SS:

County of DOUGLAS

}



On 6/13/19, before me the undersigned Notary Public, personally appeared George R. Beattie and Kelly K. Beattie, known to me (or 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.

WITNESS my hand and official seal.

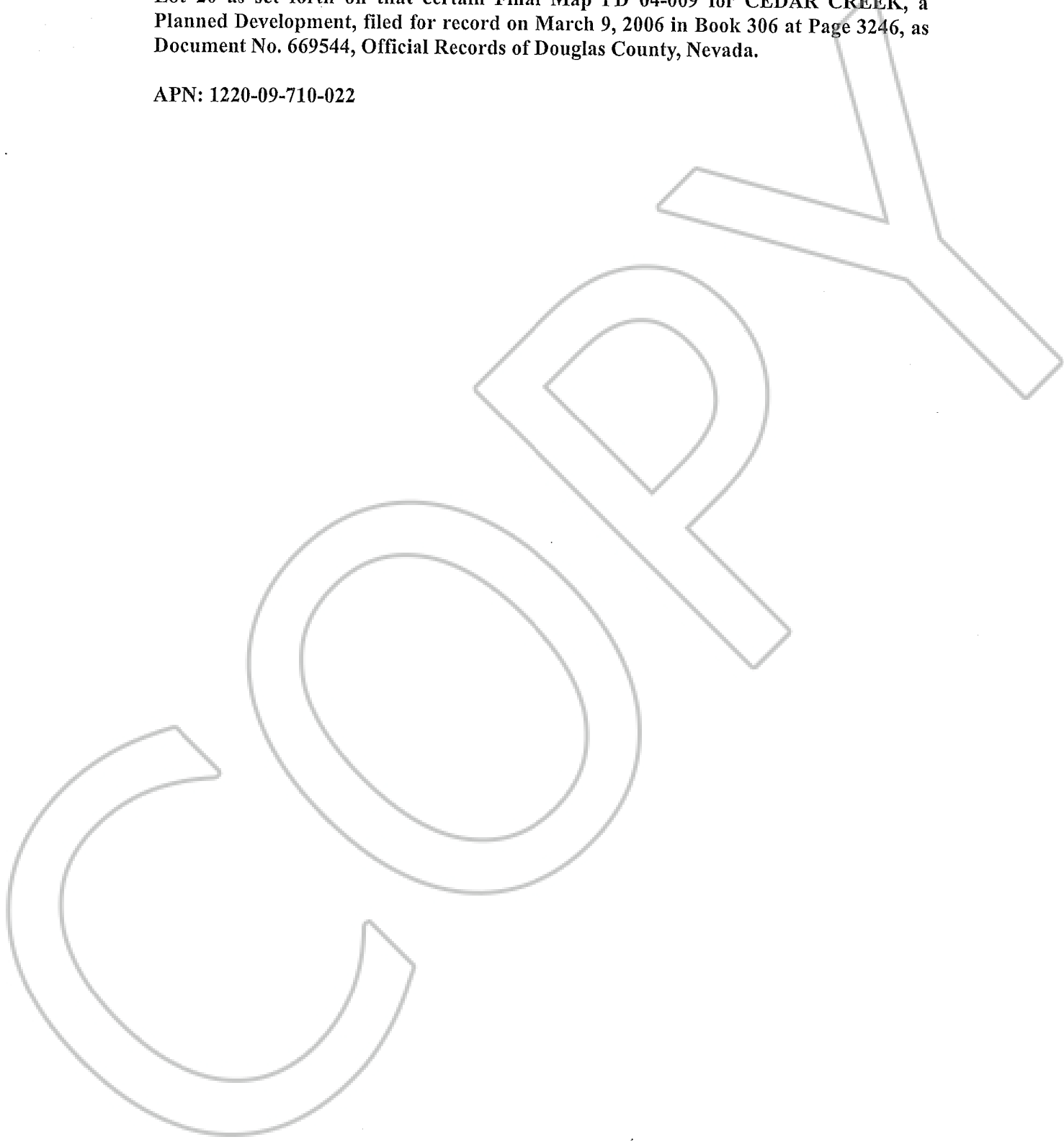
Signature Rena Abbott

My Commission Expires: 5.11.2020

EXHIBIT "A"

Lot 20 as set forth on that certain Final Map PD 04-009 for CEDAR CREEK, a Planned Development, filed for record on March 9, 2006 in Book 306 at Page 3246, as Document No. 669544, Official Records of Douglas County, Nevada.

APN: 1220-09-710-022



**STATE OF NEVADA  
DECLARATION OF VALUE**

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

- a) 1220-09-710-022
- b) \_\_\_\_\_
- b) \_\_\_\_\_
- b) \_\_\_\_\_

**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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property:** 555,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) \$ .00
- c) Transfer Tax Value: \$ 555,000.00
- d) Real Property Transfer Tax Due: \$ 2,164.50

**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: \_\_\_\_\_ Capacity: Grantor

Signature: Rene Durst Capacity: Grantee Agent

**SELLER (GRANTOR) INFORMATION**

Print Name: George R. Beattie and Kelly K. Beattie  
 Address: P.O. BOX 1771  
 City/State/Zip: Gardnerville, NV 89410

**BUYER (GRANTEE) INFORMATION**

Print Name: Yuri Tkachev and Svitlana Tkachev  
 Address: 1298 Cedar Brook Ct  
 City/State/Zip: Gardnerville, NV 89460

**COMPANY/PERSON REQUESTING RECORDING**

Driggs Title Agency, Inc.  
 5520 Kietzke Lane #110  
 Reno, NV 89511

Escrow No. 19-05-117920RA

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED