

DOUGLAS COUNTY, NV **2019-930606**
RPTT:\$18330.00 Rec:\$35.00
\$18,365.00 Pgs=3 **06/19/2019 11:12 AM**
FIRST AMERICAN TITLE IV
KAREN ELLISON, RECORDER

A.P.N.: 1418-15-801-010
File No: 123-2564502 (VD)
R.P.T.T.: \$18,330.00

When Recorded Mail To: Mail Tax Statements To:
Shelly Campbell
1310 Kings Rd
Newport Beach, CA 92663

GRANT, BARGAIN and SALE DEED

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

James P. Czajkowski, a married man as his sole and separate property

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

Shelly Campbell, a married woman as her sole and separate property and Collene Campbell, a widow as community property with right of survivorship

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

PARCEL 1:

ALL OF PARCEL A OF THE PARCEL MAP FOR ROBERT MARTIN FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, RECORDED MAY 13, 1974, AS DOCUMENT NO. 73146, LYING WESTERLY OF U.S. HIGHWAY 50.

PARCEL 2:

ALL THAT PORTION OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF PARCEL A PER THAT PARCEL MAP RECORDED ON MAY 13, 1974 AS DOCUMENT NUMBER 73146, DOUGLAS COUNTY RECORDS;

THENCE NORTH 89°41'00" WEST 124.6 FEET MORE OR LESS TO A POINT ON THE APPROXIMATE LOW-WATER LINE OF LAKE TAHOE, ELEVATION 6223.0 FEET, LAKE TAHOE DATUM;

THENCE NORTHERLY ALONG SAID APPROXIMATE LOW-WATER LINE THE FOLLOWING 7 COURSES:

NORTH 27°42'09" EAST 35.94 FEET;

**NORTH 47°45'01" WEST 8.07 FEET;
SOUTH 78°35'39" WEST 26.86 FEET;
NORTH 58°08'14" WEST 13.48 FEET;
NORTH 75°59'50" WEST 30.26 FEET;
NORTH 12°53'32" WEST 26.06 FEET;
NORTH 39°55'34" WEST 16.36 FEET;**

**THENCE LEAVING SAID APPROXIMATE LOW-WATER LINE SOUTH 89°41'00" EAST
170.2 FEET MORE OR LESS TO THE NORTHWEST CORNER OF SAID PARCEL A;**

**THENCE ALONG SAID PARCEL A SOUTH 17°54'08" EAST 88.34 FEET (CITED SOUTH
17°55' EAST 89.5 FEET) TO THE POINT OF BEGINNING.**

CONTAINING 11,763 SQUARE FEET, MORE OR LESS.

**THE BASIS OF BEARING FOR THE DESCRIPTION IS THE ABOVE REFERENCED PARCEL
MAP.**

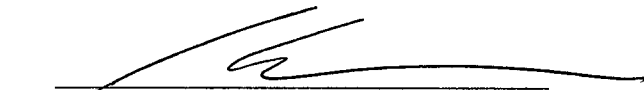
**NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN
THAT CERTAIN DOCUMENT RECORDED NOVEMBER 21, 2017, IN BOOK N/A, AS
INSTRUMENT NO. 2017-907192**

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

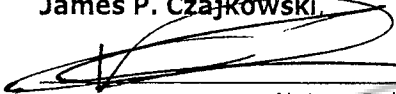
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

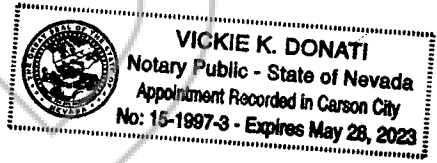
Date: 05/03/2019


James P. Czajkowski

STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on
June 4, 2019 by
James P. Czajkowski


Notary Public
(My commission expires: 5/28/23)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 05/29/2019 under Escrow No. 123-2564502

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1418-15-801-010
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 _____

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

3. a) Total Value/Sales Price of Property: \$4,700,000.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$4,700,000.00
d) Real Property Transfer Tax Due \$18,330.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: _____ Capacity: Grantor

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James P. Czajkowski

Address: PO Box 10442

City: Zephyr Cove

State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Shelly Lyn Campbell and Colleen Campbell

Address: 1310 Things Rd

City: Newport Beach

State: CA Zip: 92663

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

Print Name: First American Title Insurance Company

Address: 940 Southwood Blvd, Suite 203

City: Incline Village

File Number: 123-2564502 VD/ cm

State: NV Zip: 89451

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

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Signature: Shelly Campbell
 Signature: _____

Capacity: grantee
 Capacity: _____

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(REQUIRED)**

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

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