

DOUGLAS COUNTY, NV

2019-934443

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

08/29/2019 08:16 AM

UDEED, LLC

KAREN ELLISON, RECORDER

E07

**APN: 1319-30-628-028**

**R.P.T.T.: \$0.00**

Exempt: (7)

**Recording Requested By:**

uDeed, LLC

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

**After Recording Mail To:**

uDeed, LLC - 90925

9041 South Pecos Road, Suite 3900

Henderson, NV 89074

**Send Subsequent Tax Bills To:**

James Roger Aboytes, co-Trustee, et al

3658 Trefethen Way

Sacramento, CA 95834

**GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **James R. Aboytes and Charlene W. Aboytes, husband and wife as joint tenants**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **James Roger Aboytes and Charlene Willis Aboytes, as co-Trustees of The Aboytes Living Trust**, whose address is 3658 Trefethen Way, Sacramento, California 95834,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **331 Tramway Drive, Unit B26**  
**Stateline, Nevada 89449**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

WITNESS my/our hands, this 13<sup>th</sup> day of August, 2019.

[Signature]  
James R. Aoytes

[Signature]  
Charlene W. Aoytes

STATE OF \_\_\_\_\_ )

COUNTY OF \_\_\_\_\_ )

ss

This instrument was acknowledged before me, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **James R. Aoytes and Charlene W. Aoytes.**

*please see attached.*

NOTARY STAMP/SEAL

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Title and Rank

My Commission Expires: \_\_\_\_\_

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 SACRAMENTO

On August 13, 2019, before me, SARAH DOBERNECK, a Notary Public, personally appeared JAMES R. ABOYTES and CHARLENE W. ABOYTES, 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.



  
\_\_\_\_\_  
Notary Public Signature

Notary Public Seal

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, TO WIT:

PARCEL 1:

UNIT 26, OF THE AMENDED MAP OF SNOWDOWN, BEING ALL OF LOT 57, LOCATED IN TAHOE VILLAGE SUBDIVISION UNIT NO. 1, DOUGLAS COUNTY, NEVADA, FILED FOR RECORD ON OCTOBER 29, 1974 AS DOCUMENT NO. 76174.

PARCEL 2:

AN UNDIVIDED 1/26<sup>TH</sup> INTEREST IN ALL OF THE "COMMON AREA" AS SHOWN ON THE AMENDED MAP OF SNOWDOWN, BEING ALL OF LOT 57 IN TAHOE VILLAGE SUBDIVISION UNIT NO. 1, DOUGLAS COUNTY, NEVADA, FILED FOR RECORD ON OCTOBER 29, 1974, AS DOCUMENT NO. 76174.

Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain, and Sale Deed**, recorded on **July 18, 2003**, as Book **0703**, Page **8724**, Document No. **0583710** in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: trust verified - js

1. Assessor Parcel Number(s)  
 a) 1319-30-628-028  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land                      b)  Single Fam. Res.  
 c)  Condo/Townhouse            d)  2-4 Plex  
 e)  Apt. Bldg.                          f)  Comm'l/Ind'l  
 g)  Agricultural                      h)  Mobile Home  
 \_\_\_\_\_ Other: \_\_\_\_\_

3. a. Total Value /Sales Price of Property:                      \$                      0.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      0.00 )  
 c. Transfer Tax Value:    \$                      0.00  
 d. Real Property Transfer Tax Due:                                      \$                      0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer without consideration to a trust

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: Grantor

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

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

Print Name: **James R. Aboytes and  
Charlene W. Aboytes**  
 Address: **3658 Trefethen Way**  
 City: **Sacramento**  
 State: **California**      Zip: **95834**

Print Name: **The Aboytes Living Trust**  
 Address: **3658 Trefethen Way**  
 City: **Sacramento**  
 State: **California**      Zip: **95834**

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

Print Name: uDeed, LLC - 90925  
 Address: 9041 South Pecos Road, 2900  
 City, State, Zip: Henderson, NV 89074

Escrow #: \_\_\_\_\_

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