

DOUGLAS COUNTY, NV **2019-936869**
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=3 10/18/2019 03:20 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER E05

WHEN RECORDED MAIL TO:
Gary F. Kovner
1170 Boulder Trail
Simi Valley, CA 93063

MAIL TAX STATEMENTS TO:
Same as Above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Escrow No. 1904875-RLT
APN 1022-09-002-066
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Lana Kovner, wife of the grantee


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

Gary F. Kovner, a married man as his sole and separate property, who aquired title as Gary F. Kovner all that real property situated in the County of Douglas, State of Nevada, described as follows:

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

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

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.



Lana Kovner

STATE OF _____ } ss:
COUNTY OF _____

This instrument was acknowledged before me on _____,
by _____

NOTARY PUBLIC

See attached

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

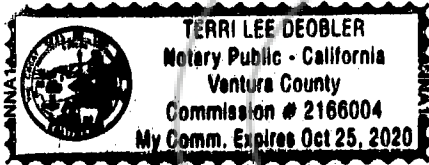
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Ventura

On October 16, 2019 before me, TERRI LEE DEOBLER, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Lana Kowner
Name(s) of Signer(s)

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.

Signature TERRI LEE DEOBLER
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: October 16, 2019 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

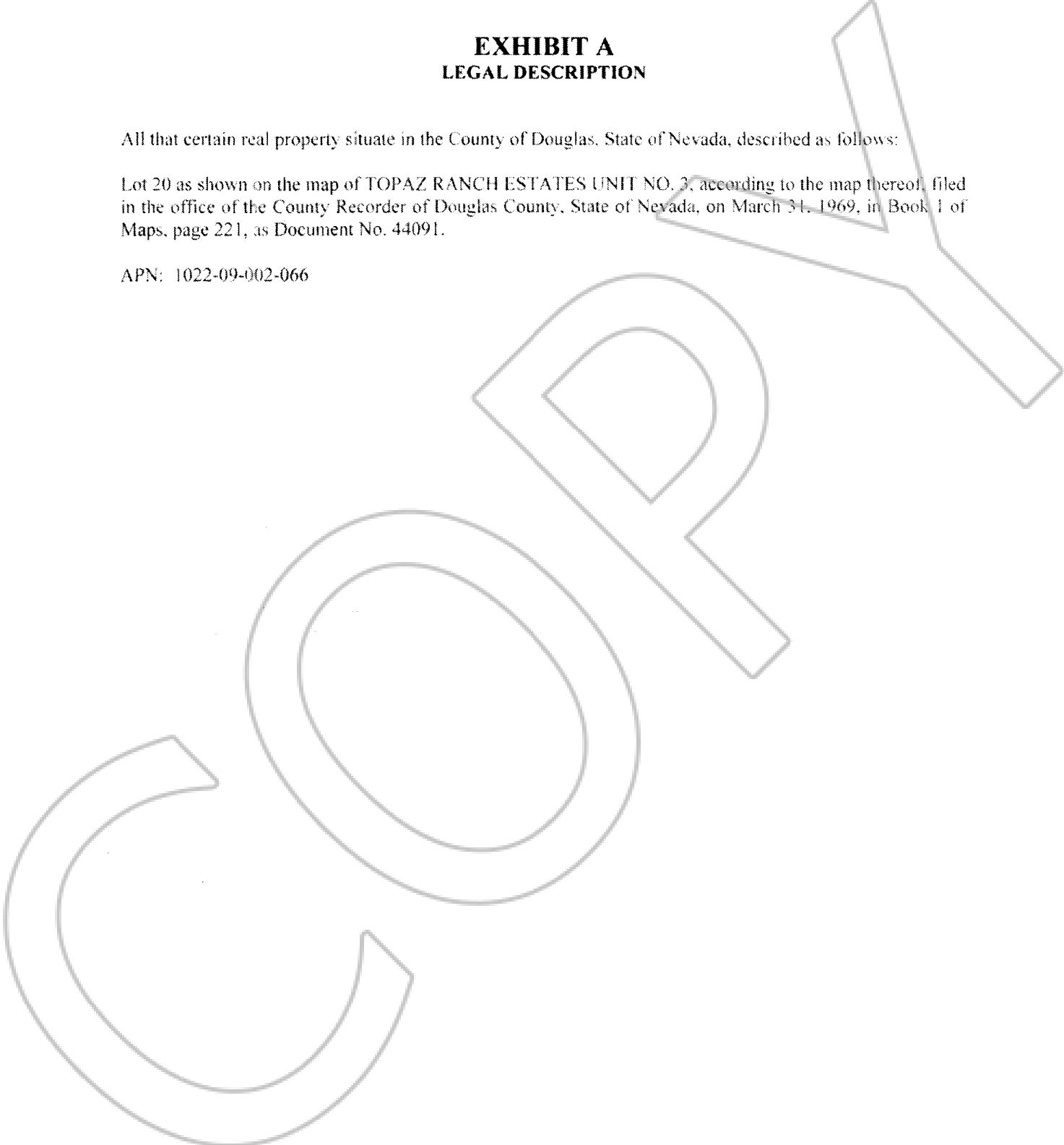
Escrow No. 1904875-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 20 as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 31, 1969, in Book 1 of Maps, page 221, as Document No. 44091.

APN: 1022-09-002-066



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1022-09-002-066
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- c) Condo/Twnhse
- e) Apt. Bldg
- g) Agricultural
- i) Other _____
- b) Single Fam. Res.
- d) 2-4 Plex
- f) Comm'l/Ind'l
- h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transfer of title between spouses without consideration

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 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 [Signature] Capacity seller grantor
 Signature [Signature] Capacity seller grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Lana Kovner
 Address: 1170 Boulder Trail
 City: Simi Valley
 State: Ca Zip: 93063

Print Name: Gary F. Kovner
 Address: 1170 Boulder Trail
 City: Simi Valley
 State: Ca Zip: 93063

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1904875-RLT
 Address: 1483 Highway 395 #B
 City: Gardnerville State: Nevada Zip: 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)