

DOUGLAS COUNTY, NV **2019-940199**  
RPTT:\$5811.00 Rec:\$35.00  
\$5,846.00 Pgs=3 12/26/2019 12:42 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1418-34-210-002

**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:  
JASON RICHARD ROSE  
535 LODGE ROAD  
BOULDER CREEK, CA 95006**

**ESCROW NO: 11000823-JML**

RPTT \$5,811.00

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That G. John Teichgraeber and Dorothy B. Teichgraeber Trustees of the G. John Teichgraeber and Dorothy B. Teichgraeber Trust dated August 29, 2006**

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

Yelena Mironova Rose and Jason Richard Rose wife and husband joint tenants with right of survivorship all that real property situated in the City 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.

G. John Teichgraeber and Dorothy B. Teichgraeber  
Trustees of the G. John Teichgraeber and Dorothy B.  
Teichgraeber Trust dated August 29, 2006

*G. John Teichgraeber, Trustee*  
G. John Teichgraeber, Trustee

*Dorothy B. Teichgraeber, Trustee*  
Dorothy B Teichgraeber, Trustee

STATE OF NEVADA  
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on December 16, 2019,

by G. John Teichgraeber + Dorothy B Teichgraeber

Notary Public

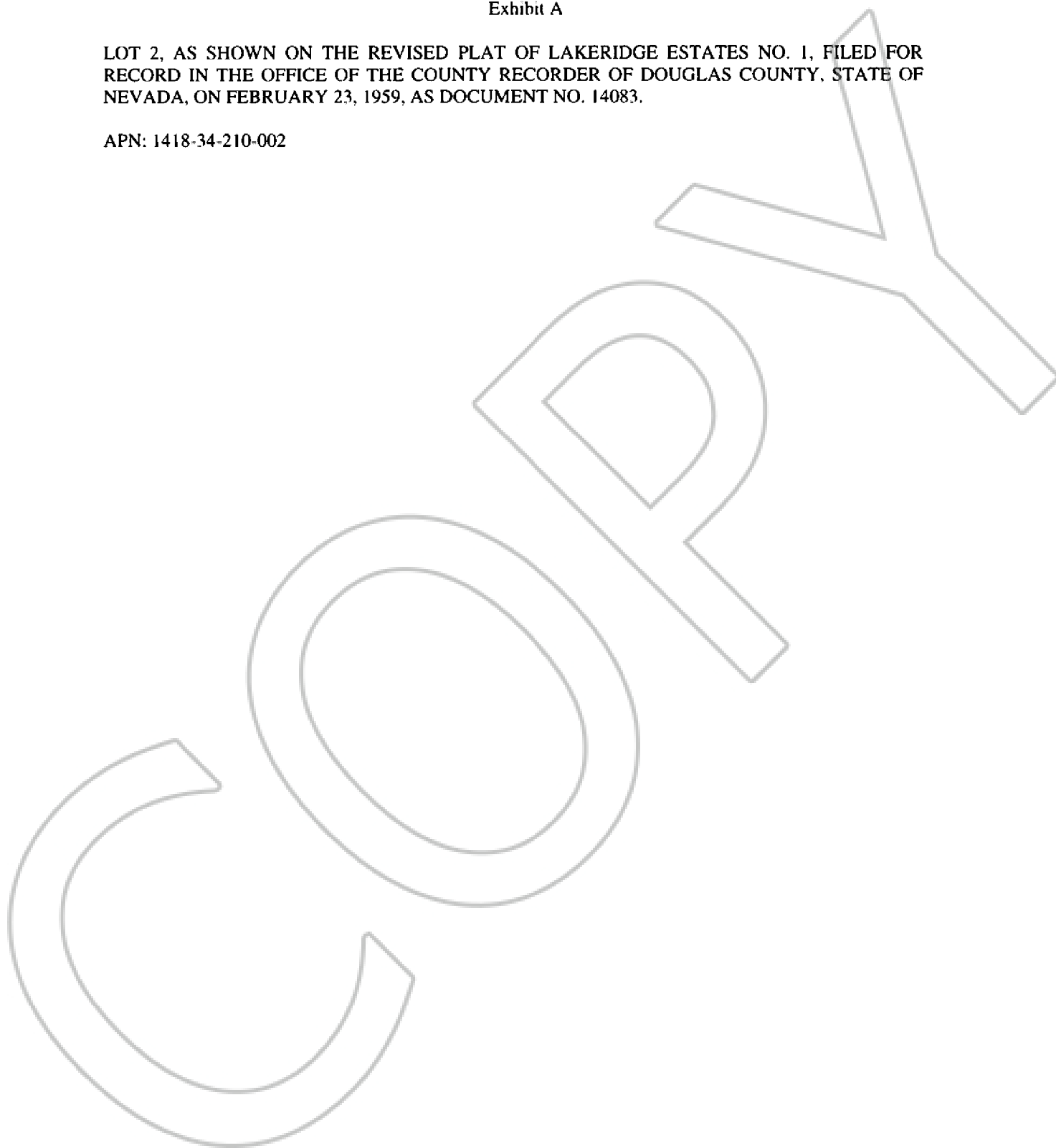
(seal)



Exhibit A

LOT 2, AS SHOWN ON THE REVISED PLAT OF LAKERIDGE ESTATES NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON FEBRUARY 23, 1959, AS DOCUMENT NO. 14083.

APN: 1418-34-210-002



# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
  - a. 1418-34-210-002
  - b. \_\_\_\_\_
  - c. \_\_\_\_\_
  - d. \_\_\_\_\_

2. Type of Property:
 

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
i. Other _____	

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

3. a. Total Value/Sales Price of Property: **\$ 1,490,000.00**
- b. Deed in Lieu of Foreclosure Only (value of property) **\$**
- c. Transfer Tax Value **\$ 1,490,000.00**
- d. Real Property Transfer Tax Due: **\$ \$5,811.00**

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 _____	Capacity <u>Grantor</u>
Signature _____	Capacity <u>Grantee</u>

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

Print Name: G. John Teichgraeber and Dorothy B. Teichgraeber Trustees of the G. John Teichgraeber and Dorothy B. Teichgraeber Trust dated August 29, 2006

Address: PO Box 10273

City: Zephyr Cove

State: NV Zip: 89423

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

Print Name: Jason Richard Rose and Yelena Mironova Rose

Address: 535 Lodge Road

City: Boulder Creek

State: CA Zip: 95006-8560

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Signature Title Company LLC      Escrow No.: 11000823-110-JML

Address: 212 Elks Point Road, Suite 445, PO Box 10297

City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED