

DOUGLAS COUNTY, NV

**2020-942463**

RPTT:\$838.50 Rec:\$40.00

\$878.50 Pgs=3

02/19/2020 02:50 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**

Hartley Luke Preston  
1349 El Dorado Avenue #B  
Gardnerville, NV 89410

**MAIL TAX STATEMENTS TO:**

Hartley Luke Preston  
1349 El Dorado Avenue #B  
Gardnerville, NV 89410

Escrow No. 2000292-RLT

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)

APN No.: 1220-04-516-017

R.P.T.T. \$ 838.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Gavin John Grujcic, An Unmarried Man**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Hartley Luke Preston, a single man and Brianna Berit Koskin, a single woman as Joint Tenants**

**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.**


G. J.  
Gavin John Grujic

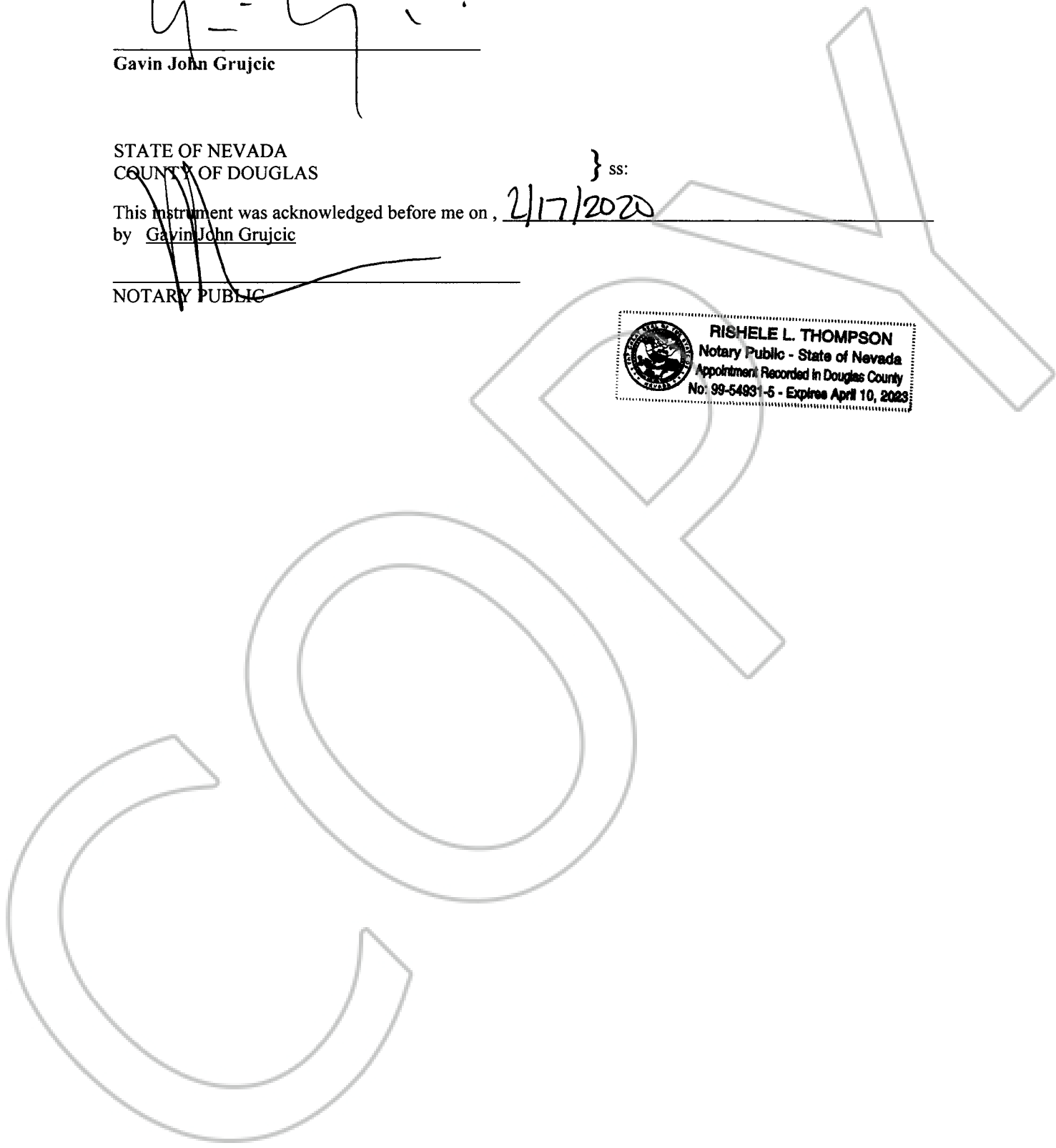
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 2/17/2020  
by Gavin John Grujic

[Signature]  
NOTARY PUBLIC

 **RISHELE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 99-54931-5 - Expires April 10, 2023



Escrow No. 2000292-RLT

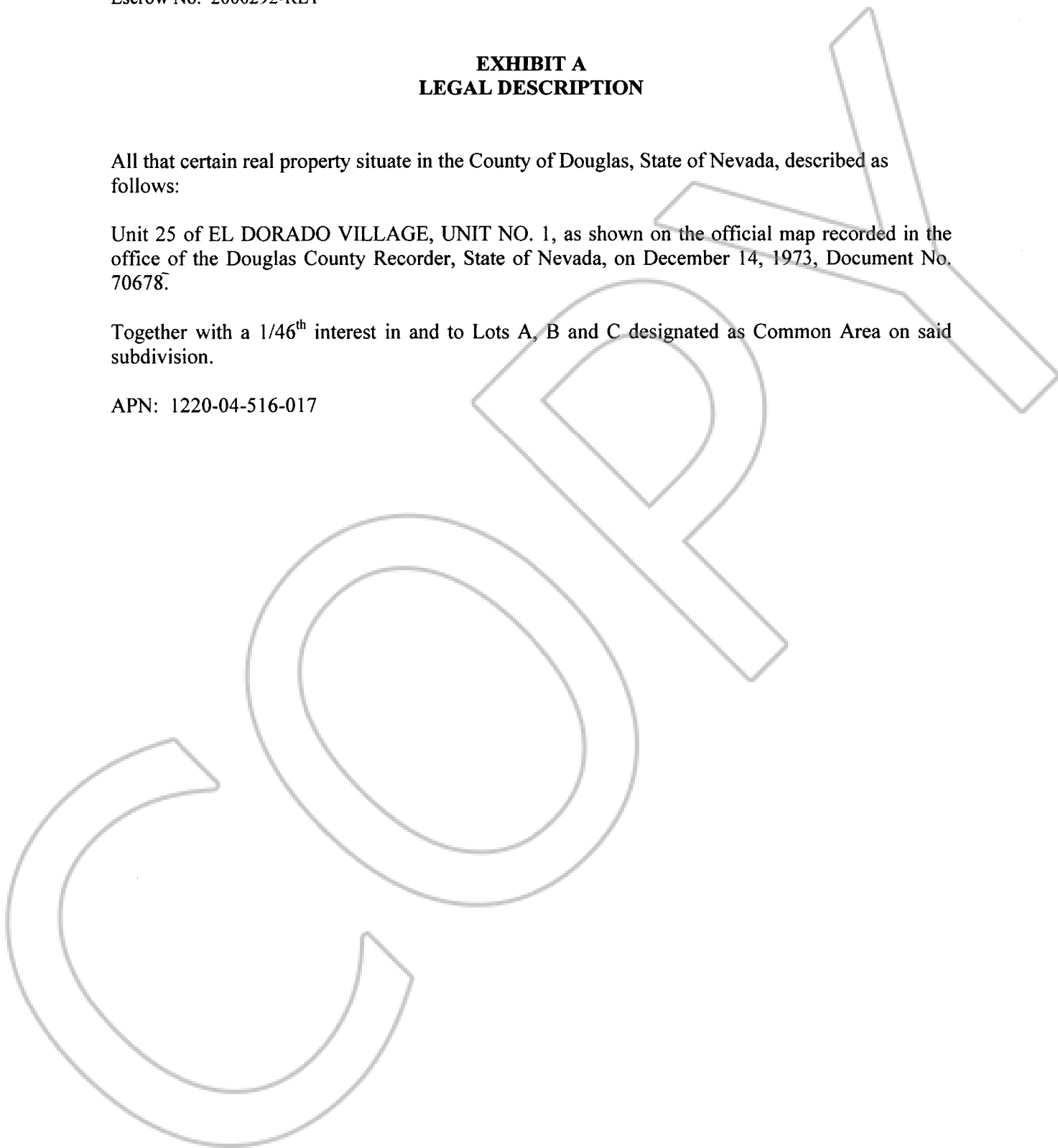
**EXHIBIT A  
LEGAL DESCRIPTION**

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

Unit 25 of EL DORADO VILLAGE, UNIT NO. 1, as shown on the official map recorded in the office of the Douglas County Recorder, State of Nevada, on December 14, 1973, Document No. 70678.

Together with a 1/46<sup>th</sup> interest in and to Lots A, B and C designated as Common Area on said subdivision.

APN: 1220-04-516-017



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-04-516-017  
 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 ONLY**  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property: \$ 215,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 215,000.00  
 d. Real Property Transfer Tax Due: \$ 838.50

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 [Signature] Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Gavin John Grujic  
 Address: 1244 Monarch Ln  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Hartley Luke Preston + Brianna Bert Koskin  
 Address: 1349 El Dorado Avenue #B  
 City: Corvallis  
 State: OR Zip: 97333

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02000292-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED