

DOUGLAS COUNTY, NV **2020-942819**
RPTT:\$2535.00 Rec:\$40.00
\$2,575.00 Pgs=3 02/27/2020 11:15 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1318-23-810-066

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Eric Gregory Pipkin
916 W 131 St
Compton, CA 90222

ESCROW NO: 11000871-JML

RPTT \$2,535.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Ed A Perez and Marilyn Perez, husband and wife**

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

Pipkin, Eric Gregory, Trustee of the Eric Gregory Pipkin Living Trust dated January 11, 2019

all that real property situated in the City of Stateline, 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.

[Handwritten signature]

Ed A Perez

[Handwritten signature]

Marilyn Perez

STATE OF NEVADA
COUNTY OF *Douglas*

} ss:

This instrument was acknowledged before me on *2-13-2020*

by *Ed A Perez + Marilyn Perez*

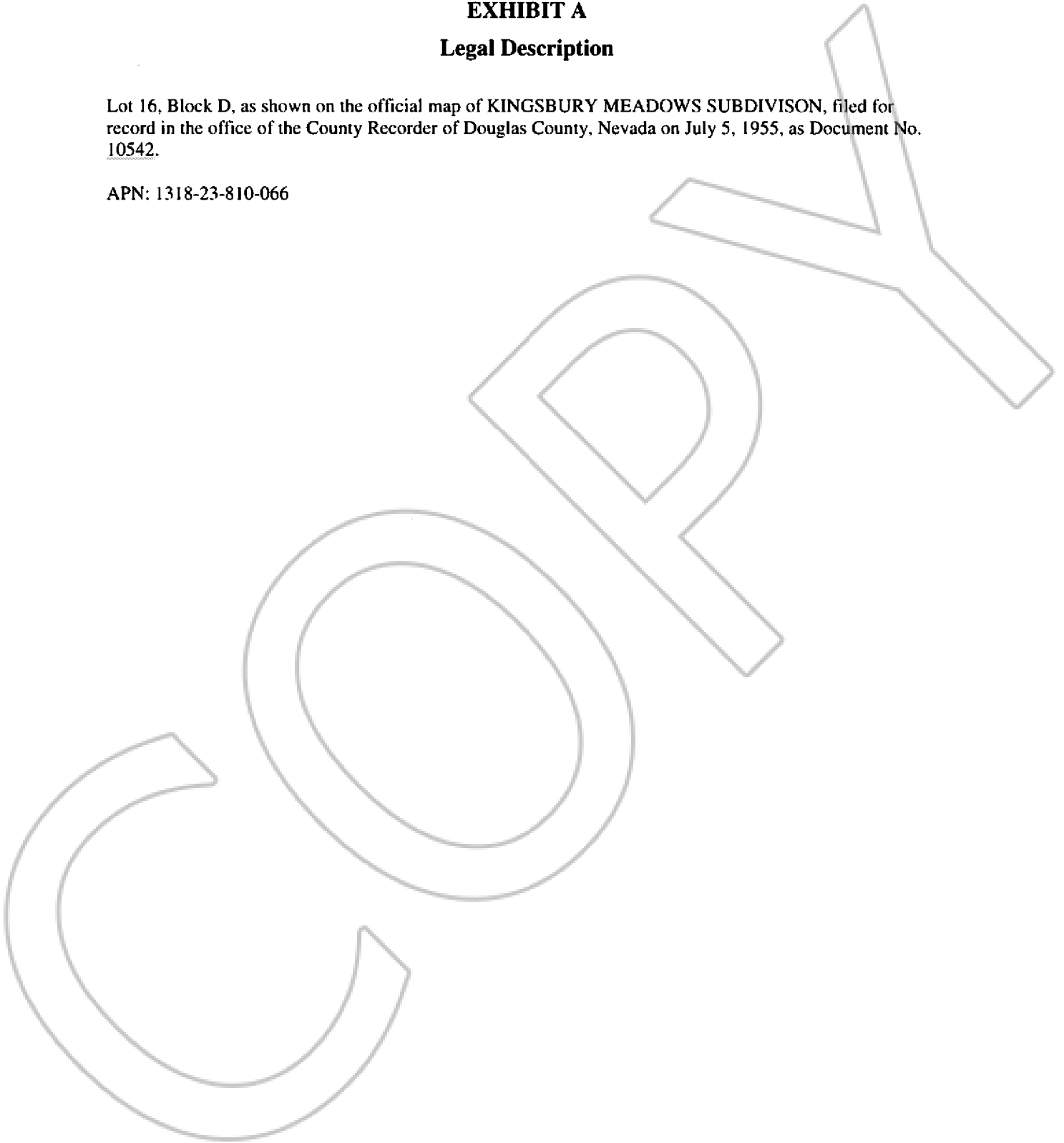
[Handwritten signature]
Notary Public _____ (seal)



EXHIBIT A
Legal Description

Lot 16, Block D, as shown on the official map of KINGSBURY MEADOWS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada on July 5, 1955, as Document No. 10542.

APN: 1318-23-810-066



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-23-810-066
 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: \$ 650,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 650,000.00
 d. Real Property Transfer Tax Due: \$ 2,535.00

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 [Signature] Capacity Grantor
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ed A Perez and Marilyn Perez
 Address: 1729 Fabian Drive
 City: San Jose
 State: CA Zip: 95124

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Eric Gregory Pipkin
 Address: 916 W 131st St
 City: Compton
 State: CA Zip: 90222

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 11000871-110-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