

DOUGLAS COUNTY, NV
RPTT:\$1248.00 Rec:\$40.00
\$1,288.00 Pgs=3
TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD
KAREN ELLISON, RECORDER

2020-944178

03/31/2020 02:39 PM

WHEN RECORDED MAIL TO:
Troy Broddrick and Kimberly Ann Broddrick, Trustees
of the Troy and Kimberly Broddrick Revocable Trust
5022 Garlenda Dr.
El Dorado Hills, CA 95762

MAIL TAX STATEMENTS TO:
Troy Broddrick and Kimberly Ann Broddrick, Trustees
of the Troy and Kimberly Broddrick Revocable Trust
5022 Garlenda Dr.
El Dorado Hills, CA 95762

Escrow No. 2001372-SLP

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.: 1319-30-514-011
R.P.T.T. \$1,248.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Sheldon V. Green, Trustee of the Richard M. Kavalsky Irrevocable Trust, dated March 10, 2009

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Troy Broddrick and Kimberly Ann Broddrick, Trustees of The Troy and Kimberly Broddrick Revocable Trust dated October 15, 2019

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.

Signature and notary acknowledgement on page two.

Richard M. Kavalsky Irrevocable Trust,
dated March 10, 2009

Sheldon V. Green

Sheldon V. Green, Trustee

Maryland
STATE OF ~~NEVADA~~
COUNTY OF ~~DOUGLAS~~ *Baltimore*

} ss:

March 27, 2020

This instrument was acknowledged before me on ,
by Sheldon V. Green

+ *Gerald Diaz*
NOTARY PUBLIC

GERALD DIAZ
Notary Public, State of Maryland
Baltimore County
Commission Expires Nov. 15, 2021

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02001372.

My commission expires 11-15-2021



Escrow No. 2001372-SLP

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL 1:

Unit 11 of Lot 4 Condominium Map, as set forth on Sheet 8 of the 3rd Amended Map of TAHOE VILLAGE NO. 2, filed for record on August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada.

PARCEL 2:

An undivided 1/24th interest in and to those areas designated as "Common Area" as set forth on the map of Lot 4 of Condominium Map, as set forth on Sheet 8 of the 3rd Amended Map of TAHOE VILLAGE NO. 2, filed for record on August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada.

APN: 1319-30-514-011

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-30-514-011
 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: \$ 320,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 320,000.00
 d. Real Property Transfer Tax Due: \$ 1,248.00

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 ESCRD AGENT
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Sheldon V. Green, Trustee of the
 Richard M. Kavalsky Irrevocable Trust, dated March
 10, 2009
 Address: 401 Washington Ave. Suite 405
 City: Towson
 State: MD Zip: 21204

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Troy Broddrick and Kimberly Ann
 Broddrick, Trustees of the Troy and Kimberly
 Broddrick Revocable Trust
 Address: 5022 Garlenda Dr.
 City: El Dorado Hills
 State: CA Zip: 95762

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02001372-030-SLP
 Address: 264 Village Boulevard #101
 City, State, Zip: Incline Village, NV 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED