

DOUGLAS COUNTY, NV
RPTT:\$3841.50 Rec:\$40.00
\$3,881.50 Pgs=3 2020-946941
06/01/2020 02:42 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1318-03-111-053

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:**
Chase P and Shavawn Marie Forester
10122 Vista Ave
Truckee, CA 96161

ESCROW NO: 11000920-JML

RPTT \$ 3,841.⁵⁰

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Richard Rivera trustee of the Richard Rivera Survivor Trust** dated 1-12-2012

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

Chase Pennington Forester and Shavawn Marie Forester, husband and wife as 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.

Richard Rivera trustee of the Richard Rivera Survivor
Trust dated 1-12-2012

Richard Rivera Trustee
Richard Rivera, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on May 20, 2020

by Richard Rivera

[Signature]
Notary Public (seal)



EXHIBIT A
Legal Description

Parcel 1

Lot 120, as shown on the map of SKYLAND SUBDIVISION MAP UNIT NO. 2, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on July 22, 1959 as File No. 14668.

EXCEPTING THEREFROM all that portion of Lot 120 Skyland Subdivision No. 2, recorded July 22, 1959, file No. 14668 more particularly described as follows:

Beginning at the Northeast corner of Lot 120; thence along the Easterly line of said Lot 120 South 08°28'32" West 2.50 feet; thence North 88°04'23" West 46.07 feet to a point on the North line of Lot 120; thence along said North line North 88°51'35" East 46.42 feet to the Point of Beginning

Parcel 2

All that portion of Lot 121, SKYLAND SUBDIVISION NO. 2, recorded July 22, 1959, File No. 14668 more particularly described as follows:

Beginning at the Southwest corner of Lot 121; thence Northwesterly along the Westerly line of said Lot 121 along a curve concave to the west with a radius as 125 feet; thence South 88°04'23" East 46.69 feet to a point of the South line of said Lot 121; thence along said South line South 88°51'35" West 46.71 feet to the Point of Beginning

Parcel 3

Together with a non exclusive right of way for access to the waters of Lake Tahoe, and for beach and recreational purposes as set forth in deed recorded February 5, 1960 in Book 1 of Official Records at Page 268, File No. 15573.

NRS: Legal Description was previously recorded on March 24, 1993 in Book 393 of Official Records, Douglas County, State of Nevada at Page 4651 as Document No. 302706.

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STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 1318-03-111-053
 - 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: \$ 985,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 985,000.00
- d. Real Property Transfer Tax Due: \$ 33,841.50

- 4. **If Exemption Claimed**
 - a. Transfer Tax Exemption, per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Richard Rivera, Trustee Capacity Grantor
 Signature [Signature] Capacity Grantee Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Richard Rivera trustee of the Richard Rivera Survivor Trust dated 1-12-2012
 Address: 1650 Sorrento Place
 City: Livermoore
 State: CA Zip: 94550

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Chase Pennington Forester and Shavawn Marie Forester
 Address: 10122 Vista Ave
 City: Truckee
 State: NV Zip: 96161

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 11000920-110-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