

APN#: 1318-24-411-015

RPTT: \$-0-

**Recording Requested By:**

Western Title Company

Escrow No. 115667-WLD

**When Recorded Mail To:**

Reno Dominik

151 Palisades Drive O-15

Stateline, NV 89449

**Mail Tax Statements to: (deeds only)**

Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Lachia Hill

Escrow Assistant

**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312 (additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Christina Thompson, who is a Domestic Partner with the grantee in City of Los Angeles, California, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Reno Dominik, an unmarried man as his sole and separate property all that real property situated in the City of Stateline, County of Douglas, State of Nevada described as follows:

See attached Exhibit A

TOGETHER with all and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are Domestic Partners registered in the City of Los Angeles, California. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 06/15/2020



Christina Thompson

STATE OF \_\_\_\_\_

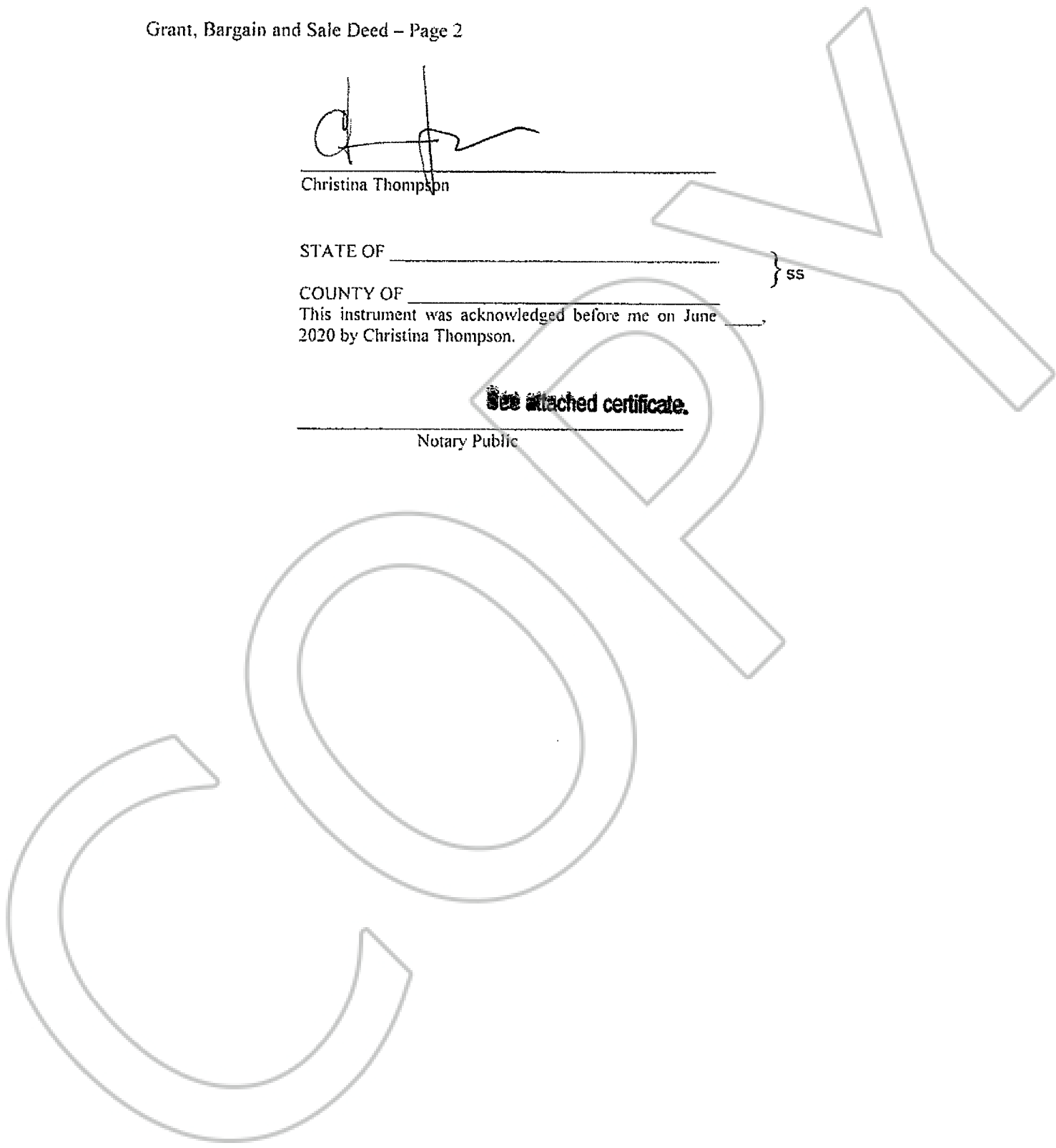
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on June \_\_\_\_\_, 2020 by Christina Thompson.

} ss

**See attached certificate.**

\_\_\_\_\_  
Notary Public



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

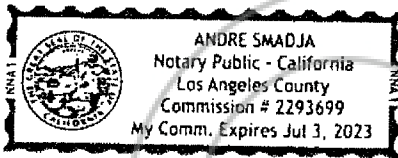
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles  
On 06/22/2020 before me, ANDRE SMADJA, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared CHRISTINA THOMPSON  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: GRANT, GARDIN & SGT. WED  
Document Date: 06/15/2020 Number of Pages: 3  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**

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

**Lot 15 in Block F, as shown on the Official Plat of MANZANITA HEIGHTS, filed for record in the office of the County Recorder of Douglas County, Nevada on November 20, 1979 as Document No. 38934, Official Records.**

**Together with an undivided 1/15th interest in and to Lot A (Common Area), as shown on the Official Map of MANZANITA HEIGHTS, filed for record in the office of the County Recorder of Douglas County, Nevada, on November 20, 1979 as Document No. 38934, and Amended Map recorded October 28, 1985, in Book 1085, Page 2628, as Document No. 125839.**

**Together with a 20 foot wide access easement for ingress and egress purposes as granted by Kenneth C. Kjer, et ux in Document recorded October 2, 1979 in Book 1079, Page 192, Official Records of Douglas County, Nevada;**

**A 30 foot wide utility easement as granted by Kenneth C. Kjer, et ux, in document recorded October 2, 1979 in Book 1079, Page 194, Official Records of Douglas County, Nevada; and**

**A 5 foot wide slope easement as deeded by Kenneth C. Kjer, et ux, in document recorded August 28, 1979 in Book 879, Page 2107, Official Records of Douglas County, Nevada.**

**Reference is hereby made to that certain Record of Survey Lot Line Adjustment for Nancy Murdock Larner, filed for record in the office of the Douglas County Recorder, State of Nevada, on October 28, 1985 in Book 1085, Page 2628, as Document No. 125839, Official Records.**

**Assessor's Parcel Number(s):  
1318-24-411-015**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1318-24-411-015

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$0  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$0  
 Real Property Transfer Tax Due: \$0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section #5  
 b. Explain Reason for Exemption: Domestic partner signing off title, no consideration

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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity BSC/1000

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

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

Print Name: Christina Thompson  
 Address: 255 N. Rose St. #206  
 City: Burbank  
 State: CA                      Zip: 91505

Print Name: Reno Dominik  
 Address: 151 Palisades Drive O-15  
 City: Stateline  
 State: NV                      Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
 1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 115667-WLD

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)