

DOUGLAS COUNTY, NV **2020-949340**  
RPTT:\$4543.50 Rec:\$40.00  
\$4,583.50 Pgs=3 07/17/2020 12:07 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1318-15-611-077

**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  
Jeffrey Hester  
6849 Peregrine Heights  
Klamath Falls, OR 97601**

**ESCROW NO: 11000972-JML**

RPTT \$ 4,543 <sup>50</sup>

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Jeffrey J Knapp and Cathy J Knapp, Trustess of the Knapp Revocable Trust dated January 20,2017**

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

**Jonathan Hester and Sarah Hester, 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.**

Jeffrey J Knapp and Cathy J Knapp, Trustess of the  
Knapp Revocable Trust dated January 20, 2017

Jeffrey J Knapp, Trustee  
Jeffrey J Knapp, Trustee

Cathy J. Knapp, Trustee  
Cathy J Knapp, Trustee

<sup>oregon</sup>  
STATE OF ~~NEVADA~~ <sup>ore</sup>  
COUNTY OF Multnomah } ss:

This instrument was acknowledged before me on July 9, 2020.

by Jeffrey J. Knapp, Trustee and Cathy J. Knapp, Trustee

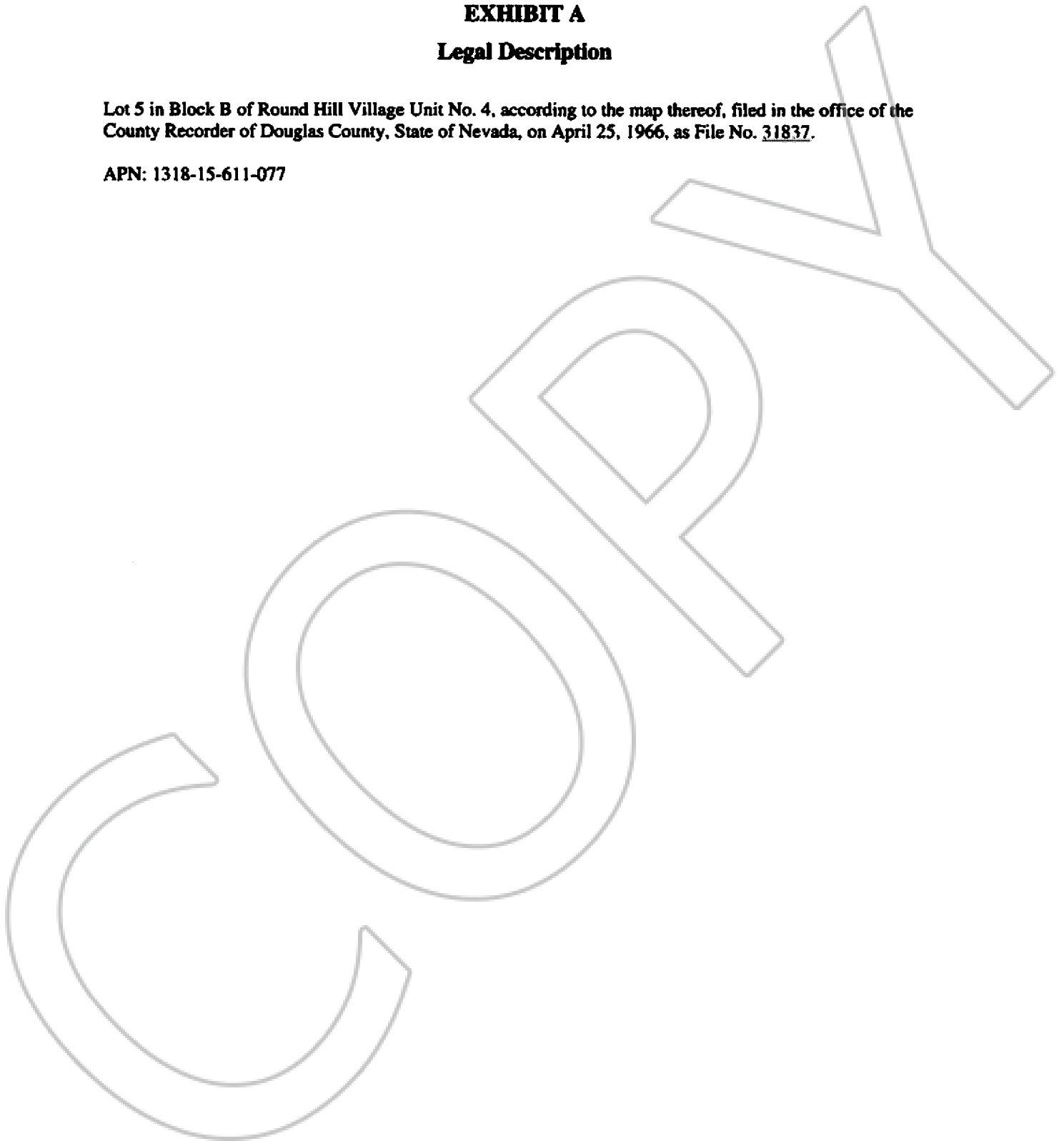
Patricia L. Mendez-Rubio (seal)  
Notary Public



**EXHIBIT A**  
**Legal Description**

Lot 5 in Block B of Round Hill Village Unit No. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 25, 1966, as File No. 31837.

APN: 1318-15-611-077



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
  - a. 1318-15-611-077
  - 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'/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: \$ 1,165,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 1,165,000.00
- d. Real Property Transfer Tax Due: \$ 4,543.50

- 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 Jeffrey J Knapp, Trustee Capacity Grantor  
 Signature [Signature] Capacity Grantee

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

Print Name: Jeffrey J Knapp and Cathy J Knapp,  
Trustees of the Knapp Revocable Trust dated  
January 20, 2017  
 Address: 191 N Lotus Beach Drive  
 City: Portland  
 State: OR Zip: 97217

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

Print Name: Jonathan Hester and Sarah Hester  
 Address: 6842 Peregrine Heights  
 City: Klamath Falls  
 State: OR Zip: 97601

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Signature Title Company LLC Escrow No.: 11000972-110-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