

DOUGLAS COUNTY, NV  
RPTT:\$8560.50 Rec:\$40.00  
\$8,600.50 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2020-949813**

**07/28/2020 10:44 AM**

WHEN RECORDED MAIL TO:  
David Stewart  
3838 Oak Lawn Avenue Suite 1150  
Dallas, TX 75219

MAIL TAX STATEMENTS TO:  
David Stewart  
3838 Oak Lawn Avenue Suite 1150  
Dallas, TX 75219

Escrow No. 2004581-RLT

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.: 1418-10-710-049  
R.P.T.T. \$8,560.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That GBK Associates, LLC**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to David Stewart and Rene Stewart, Husband and Wife , as  
Community Property with right of survivorship**

**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.**

**GBK Associates, LLC, a Nevada  
Limited Liability Company**

  
By: **Kenji Sax, Managing Member.**

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on ,  
by Kenji Sax

July 25, 2020

  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02004581.



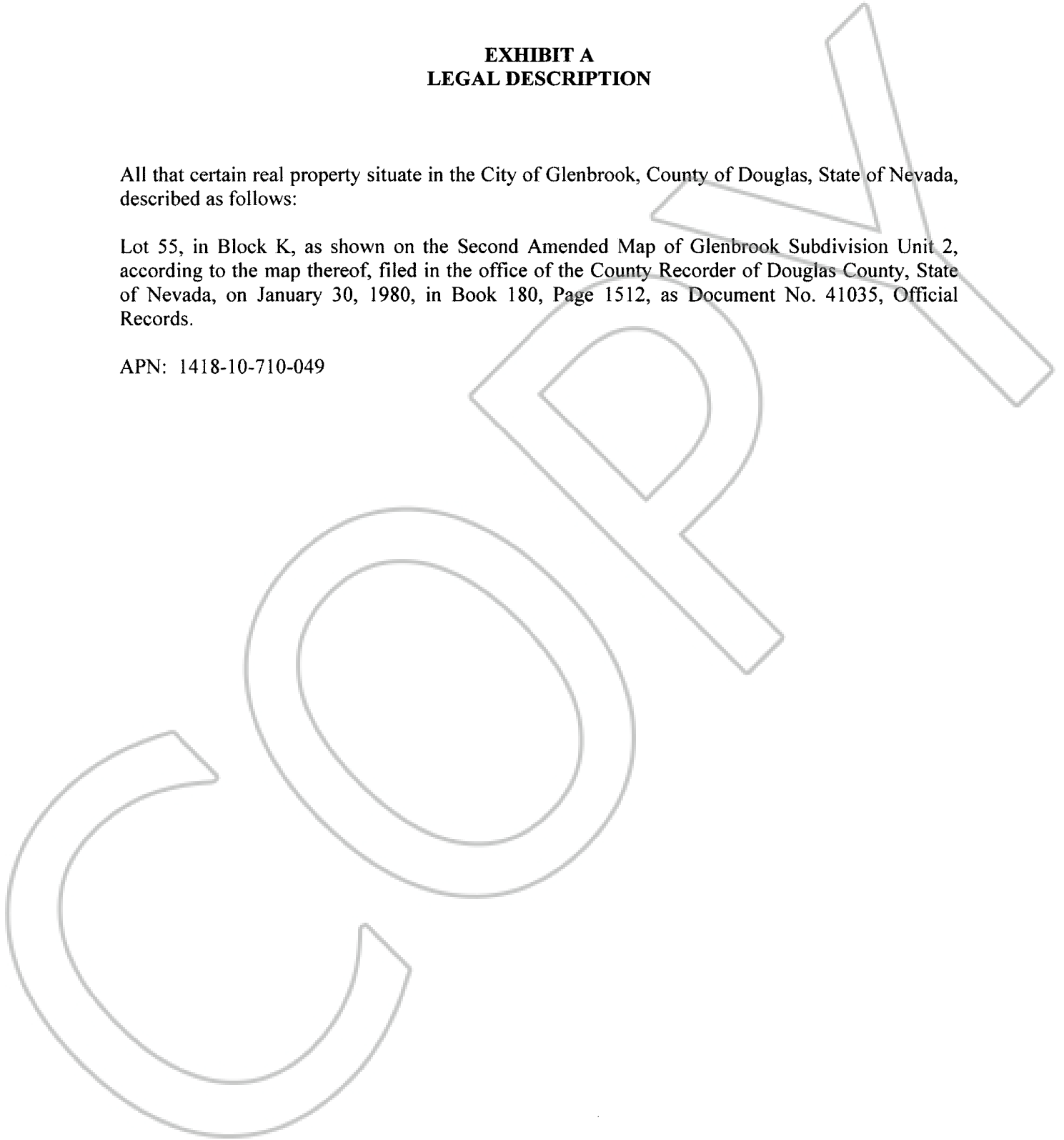
Escrow No. 2004581-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 55, in Block K, as shown on the Second Amended Map of Glenbrook Subdivision Unit 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on January 30, 1980, in Book 180, Page 1512, as Document No. 41035, Official Records.

APN: 1418-10-710-049



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1418-10-710-049  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 2,195,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 2,195,000.00  
 d. Real Property Transfer Tax Due:                                \$ 8,560.50

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 [Signature] Capacity GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: GBK Associates, LLC  
 Address: 770 Aspen Trail  
 City: Reno  
 State/Zip: 89519

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: David Stewart and Rene Stewart  
 Address: 3838 Oaklawn Ave #1150  
 City: Dallas  
 State/Zip: TX 75219

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.                      Escrow No.: 02004581-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED