

DOUGLAS COUNTY, NV

**2020-950554**

RPTT:\$1930.50 Rec:\$40.00

\$1,970.50 Pgs=3

08/10/2020 12:56 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1319-30-622-010

RPTT: \$1,930.50

**Recording Requested By:**

Western Title Company

**Escrow No.: 115670-KDJ**

**When Recorded Mail To:**

**Jonathan Blake Manosh**

**1209 Page Street, Apt 7**

**San Francisco, CA 94117**

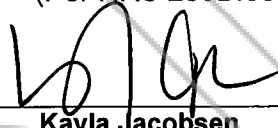
**Mail Tax Statements to: (deeds only)**

**Same as Above**

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



Kayla Jacobsen

Escrow Officer

---

**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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Steven E. Mount and Deena Mount, trustees of the Steven E. Mount and Deena Mount Revocable Trust dated October 25, 2005

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Jonathan Blake Manosh, a married man as his sole and separate property

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, County of Douglas State of Nevada bounded and described as follows:

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

Parcel 1:

Unit B as set forth on the Condominium Map Lot 21 Second Amended Map Tahoe Village Unit No. 2, filed for record in the office of the Douglas County Recorder, State of Nevada, on February 2, 1979 as Document No. 29641 and Amended Condominium Map Units A, B & C, Lot 21, Tahoe Village Unit No. 2, recorded November 19, 2015 as Document No. 2015-872969 and as Amended by that certain Certificate of Amendment recorded February 19, 2016 as Document No. 2016-877040, Official Records.

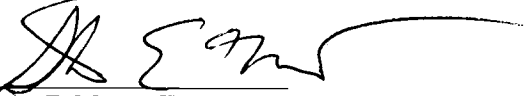
Parcel 2:

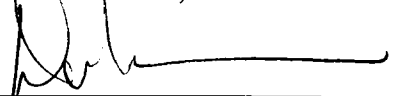
Together with an undivided 1/8th interest in and to that portion designated as common area, as set forth on the Condominium Map Lot 21 Second Amended Map Tahoe Village Unit No. 2, filed for record in the office of the Douglas County Recorder, State of Nevada, on February 2, 1979 as Document No. 29641 and Amended Condominium Map Units A, B & C, Lot 21, Tahoe Village Unit No. 2, recorded November 19, 2015 as Document No. 2015-872969 and as Amended by that certain Certificate of Amendment recorded February 19, 2016 as Document No. 2016-877040, Official Records.

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

Dated: 06/15/2020

The Steven E. Mount and Deena Mount Revocable Trust dated October 25, 2005

  
\_\_\_\_\_  
Steven E. Mount, Trustee

  
\_\_\_\_\_  
Deena Mount, Trustee


STATE OF Nevada

COUNTY OF Carson City

This instrument was acknowledged before me on

June 15, 2020

By Steven E. Mount and Deena Mount.

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

 **STEPHANIE MUNOZ**  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 19-5530-03 - Expires October 24, 2023

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1319-30-622-010

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
NOTES: _____
_____

3. Total Value/Sales Price of Property: \$495,000.00  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$495,000.00  
 Real Property Transfer Tax Due: \$1,930.50

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

5. Partial Interest: Percentage being transferred: 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 [Signature] Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** Steven E. Mount and Deena Mount, trustees of the Steven E. Mount and Deena Mount Revocable Trust dated October 25, 2005  
**Address:** P.O. Box 10536  
**City:** Zephyr Cove  
**State:** NV **Zip:** 89448

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

**Print Name:** Jonathan Blake Manosh  
**Address:** 1209 Page Street, Apt. 7  
**City:** San Francisco  
**State:** CA **Zip:** 94117

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** eTRCo, LLC. On behalf of Western Title Company  
**Address:** Carson Office  
 2310 S. Carson St, Suite 5A  
**City/State/Zip:** Carson City, NV 89701

**Esc. #:** 115670-KDJ