

DOUGLAS COUNTY, NV  
RPTT:\$1228.50 Rec:\$40.00  
\$1,268.50 Pgs=3  
TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD  
KAREN ELLISON, RECORDER

**2020-951215**

**08/21/2020 03:01 PM**

WHEN RECORDED MAIL TO:

Allen A. Douglass  
500 N Street #510  
Sacramento, CA 95814

MAIL TAX STATEMENTS TO:

Allen A. Douglass  
500 N Street #510  
Sacramento, CA 95814

Escrow No. 2005123-SLP

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.: 1319-30-512-009  
R.P.T.T. \$1,228.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Douglas Curtis and Marianne Iannotta, husband and wife as community property

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Allen A. Douglass, An Unmarried Man

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.

Douglas Curtis  
Douglas Curtis

Marianne Iannotta  
Marianne Iannotta

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , August 17, 2020  
by Douglas Curtis and Marianne Iannotta

Annette Hayes  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02005123.



Escrow No. 2005123-SLP

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

Unit 7 of Lot 2 Condominium Map, as set forth on Sheet 6 of the 3rd Amended Map of TAHOE VILLAGE NO. 2, filed for record on August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada.

**PARCEL 2:**

An undivided 1/18th interest in and to those areas designated as "Common Area" as set forth on the map of lot 2 of Condominium Map, as set forth on Sheet 6 of the 3rd Amended Map of TAHOE VILLAGE NO. 2, filed for record on August 14, 1979, as Document No. 35555, Official Records of Douglas County, State of Nevada.

APN: 1319-30-512-009

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-30-512-009
b)
c)
d)

2. Type of Property:

- a) [ ] Vacant Land b) [ ] Single Fam. Res.
c) [x] 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. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$315,000.00
Transfer Tax Value \$
Real Property Transfer Tax Due: \$1,228.50

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 Capacity Buyer
Signature Capacity

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Douglas Curtis, et al
Address: 208 Alcott Ct
Roseville, CA 95747
City, State, Zip

Print Name: Allen Douglass
Address: 500 N Street #510
Sacramento, CA 95814
City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2005123-SLP
Address: 264 Village Boulevard #101
City, State, Zip: Incline Village, NV 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED