

DOUGLAS COUNTY, NV **2020-951801**  
RPTT:\$2414.10 Rec:\$40.00  
\$2,454.10 Pgs=3 09/01/2020 03:44 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1318-23-217-010

**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:**  
**Sean and Ilana Lauzat**  
1540 NE Sumner St  
Portland, OR 97211

**ESCROW NO: 11001007-JML**

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RPTT \$2,414.10

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Stephen W Carlton and Kristine B Carlton, Trustees of the The Carlton Family Trust dated August 21, 2013 and Edward Kadian Jr., a single man tenants in common**

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

**Sean Christopher Rustage Lauzat and Ilana Sharon Lauzat, husband and wife as community property**

**all that real property situated in the City of Stateline, 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.**

The Carlton Family Trust dated August 21, 2013

*Stephen W. Carlton, Trustee*  
Stephen W. Carlton, Trustee

*Kristine B. Carlton, Trustee*  
Kristine B. Carlton, Trustee

*Edward K. Jr.*  
Edward Kadian Jr.


STATE OF NEVADA  
COUNTY OF CLARK

} ss:

This instrument was acknowledged before me on August 28<sup>th</sup>, 2020

by Kristine B. Carlton, Trustee & Stephen W. Carlton, Trustee &  
Edward Kadian Jr.

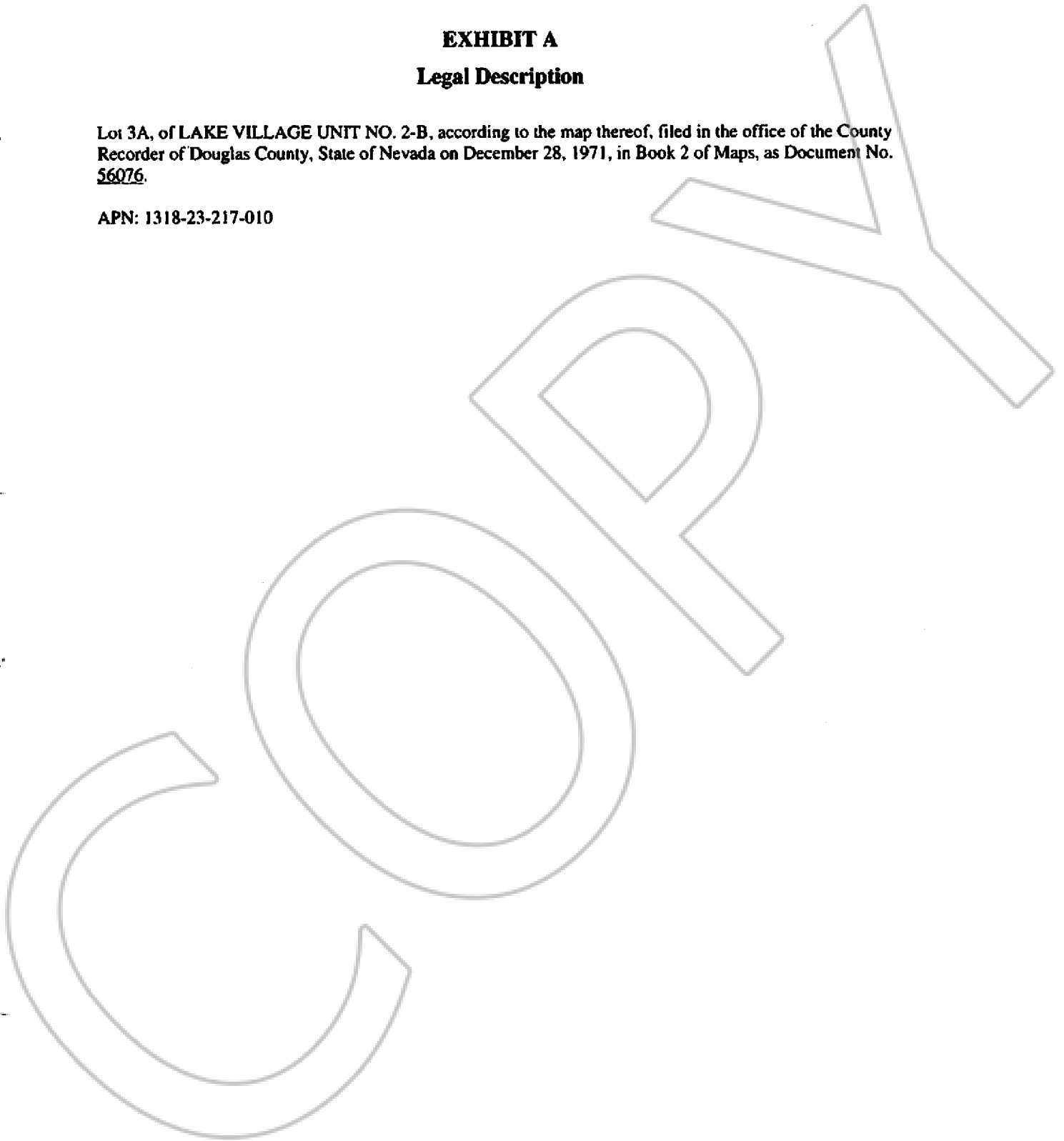
*Leah D. Forsythe* (seal)  
Notary Public

 LEAH D. FORSYTHE  
NOTARY PUBLIC  
STATE OF NEVADA  
My Commission Expires: 6-30-21  
Certificate No: 17-2911-1

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

Lot 3A, of LAKE VILLAGE UNIT NO. 2-B, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on December 28, 1971, in Book 2 of Maps, as Document No. 56076.

APN: 1318-23-217-010



# STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
  - a. 1318-23-217-010
  - 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: \$ 619,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 619,000.00
- d. Real Property Transfer Tax Due: \$ 2,414.10

- 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 Grantor *Agent*  
 Signature Sean Christopher Rustage Lauzat Capacity Grantee  
285544937DA8461

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

Print Name: The Carlton Family Trust dated August 21, 2013 and Edward Kadian Jr.  
 Address: 1659 Flores Lane  
 City: Henderson  
 State: NV Zip: 89012

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

Print Name: Sean Christopher Rustage Lauzat and Ilana Sharon Lauzat  
 Address: 1540 NE SUMNER ST  
 City: PORTLAND  
 State: OR Zip: 97211

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

Print Name: Signature Title Company LLC Escrow No.: 11001007-110-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