

DOUGLAS COUNTY, NV
RPTT:\$6337.50 Rec:\$40.00
\$6,377.50 Pgs=3
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

2020-951859

09/02/2020 01:16 PM

APN: 1319-18-402-001

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:**
Jane and Laszlo Horvath
3525 Partition road
Woodside, CA 94062

ESCROW NO: 11001032-JML

RPTT \$ 6,337.⁰⁰

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **John Robert Percival Jr. and Kathy Leigh Percival, Trustees of the The Percival Family 2009 Trust**

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

Jane Church Horvath and Laszlo Horvath, husband and wife as joint tenants with rights of survivorship

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 Percival Family 2009 Trust

John Robert Percival Jr. TTEE
John Robert Percival Jr, Trustee

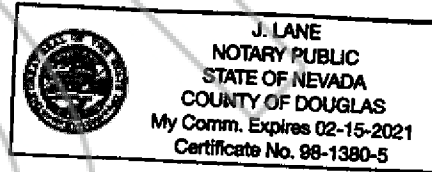
Kathy Leigh Percival, TTEE
Kathy Leigh Percival, Trustee

STATE OF NEVADA }
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on 8/25/2020.

John Robert Percival Jr. & Kathy Leigh Percival

J Lane (seal)
Notary Public



That portion of the Southwest quarter of Section 18, Township 13 North Range 19 East, M.D.B.&M., described as follows:

Beginning at the Southeasterly corner of Lot 72, as shown on the Amended Plat of Kingsbury Village Unit No. 1, filed in the office of the County Recorder of Douglas County, Nevada, on July 10, 1963; thence North $16^{\circ}37'14''$ East along the Easterly line of said lot a distance of 198.11 feet to the Northeast corner thereof, at a point in the Southwesterly line of Barrett Drive, and at the Easterly corner of Lot 1, as said Drive and Lot are shown on the map of Kingsbury Village Unit No. 5, filed in the office of the County Recorder of Douglas County, Nevada, on September 7, 1966; along the boundary of Barrett Drive as shown on the said map, the following courses and distances: South $33^{\circ}23'42''$ East a distance of 31.42 feet, to the beginning of a tangent curve concave to the Northeast, having a radius of 225.00 feet and a central angle of $30^{\circ}54'02''$; thence Easterly along said curve an arc distance of 121.35 feet; thence tangent to said curve South $64^{\circ}17'44''$ East a distance of 215.35 feet to the Beginning of a tangent curve concave to the Southwest, having a radius of 125.00 feet and a central angle of $60^{\circ}11'33''$; thence Southerly along said curve an arc distance of 131.32 feet; thence tangent to said curve South $04^{\circ}06'11''$ East a distance of 293.87 feet to a point at the beginning of a tangent curve concave to the Northwest, having a radius of 25.00 feet and a central angle of $100^{\circ}29'42''$; thence Southwesterly and Northwesterly along said curve an arc distance of 43.85 feet to a point on the Northerly line of Bradbury Way as shown on the Amended Plat of Kingsbury Village Unit No. 1; thence North $83^{\circ}36'29''$ West along the Northerly line of Bradbury Way a distance of 194.05 feet to the beginning of a tangent curve concave to the Northeast having a radius of 25.0 feet and central angle of $78^{\circ}27'21''$; thence Northwesterly along said curve an arc distance of 34.23 feet to a point o the Easterly line of Andria Drive as shown on said map, at the beginning of a reverse curve concave to the West, having a radius of 220.00 feet and a central angle of $11^{\circ}11'15''$; thence Northerly along said curve an arc distance of 42.96 feet; thence continuing along the Easterly line of Andria Drive North $16^{\circ}20'23''$ West a distance of 215.61 feet to the beginning of a tangent curve concave to the Southwest, having a radius of 205.00 feet and a central angle of $57^{\circ}05'22''$; thence Northwesterly along said curve an arc distance of 204.26 feet to the point of beginning.

Except all minerals and mineral ores beneath the surface of said land as reserved in deed recorded December 20, 1947, in Book Y of Deeds, Page 321, Official Records of Douglas County, State of Nevada.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED September 16, 2009 AS INSTRUMENT NO. 0750717.

APN: 1319-18-402-001

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1319-18-402-001
 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: \$ 1,625,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,625,000.00
 d. Real Property Transfer Tax Due: \$ 6,337.50

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 Kathy L. Percival Capacity Grantor
 Signature _____ Capacity Grantee

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

Print Name: The Percival Family 2009 Trust
 Address: PO Box 2325
 City: Ketchum
 State: ID Zip: 83340

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

Print Name: Jane Church Horvath and Laszlo Horvath
 Address: 3325 Parthian Rd
 City: Waldside
 State: NC Zip: 94062

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

Print Name: Signature Title Company LLC Escrow No.: 11001032-110-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