

DOUGLAS COUNTY, NV **2020-952244**
RPTT:\$2983.50 Rec:\$40.00
\$3,023.50 Pgs=3 09/09/2020 02:42 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1318-15-110-015

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:**
Tim Hohl
5920 Crescent Moon Ct
Reno, NV 89511

ESCROW NO: 11001022-JML

RPTT \$2,983.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Erol Hassan, a widower**

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

Timothy M. Hohl Trustee of The Tim Business Trust dated December 26, 2012

all that real property situated in the City of Zephyr Cove, 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.

Erol Hassan
Erol Hassan

STATE OF NEVADA } ss:
COUNTY OF Los Angeles

This instrument was acknowledged before me on 9-3-2020

by Jennifer A G Howard

Jennifer A G Howard (seal)
Notary Public

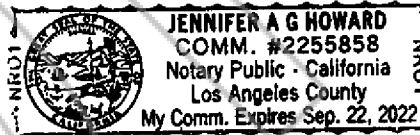


EXHIBIT A
Legal Description

Parcel 1

Unit No. 15, as shown on the official plat of Pinewild, a Condominium, filed for record in the office of the County Recorder, Douglas County, Nevada on June 26, 1973, as Document No. 07150.

Parcel 2

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "restricted common area" on the subdivision map referred to in Parcel No.1 above.

Parcel 3

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the amended declaration of covenants, conditions and restrictions of Pinewild, a condominium project, recorded March 11, 1974 in Book 374 of official records at page 193, as limited common area and thereby allocated to the unit described in Parcel No.1 above and excepting non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said declaration of covenants, conditions and restrictions.

As amended by First Restated Declaration of Covenants, Conditions and Restrictions Pinewild Condominium Homeowners Association, filed for record in the office of the County Recorder, Douglas County, State of Nevada, recorded on February 22, 2010 as Document No. 0759087

Parcel 4

Nonexclusive easements appurtenant to Parcel No.1 above for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in the declaration of covenants, conditions and restrictions of Pinewild, more particularly described in the description of Parcel No.3, above.

APN: 1318-15-110-015

STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 1318-15-110-015
 - 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$ 765,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 765,000.00
- d. Real Property Transfer Tax Due: \$ 2,983.50

- 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 _____	<small>DocuSigned by:</small>	Capacity <u>Grantor</u>
Signature <u>Timothy M. Holey, Trustee</u>	<small>DD6549AB30734EE</small>	Capacity <u>Grantee</u>

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Erol Hassan
 Address: 3540 Highland Avenue
 City: Manhattan Beach
 State: CA Zip: 90266

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: The Tim Business Trust dated December 26, 2012
 Address: 5920 Crescent Moon Ct
 City: Reno
 State: NV Zip: 89511

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

Print Name: Signature Title Company LLC Escrow No.: 11001022-110-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