DOUGLAS COUNTY, NV

2020-952244

RPTT:\$2983.50 Rec:\$40.00

\$3,023.50 Pgs=3

KAREN ELLISON, RECORDER

09/09/2020 02:42 PM

SIGNATURE TITLE - ZEPHYR COVE

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 WITHESSETH: 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.

STATE OF NEVADA
COUNTY OF LIS PASSES } ss: 9-3-2020 This instrument was acknowledged before me on (seal) JENNIFER A G HOWARD
COMM. #2255858
Notary Public · California
Los Angeles County
My Comm. Expires Sep. 22, 2022

NvGrbasd

EXHIBIT A

Legal Description

Parcel I

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. 67150.

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. I, 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

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C.					\ \	
d.					\ \	
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c. x Condo/Twnhse	d. □	2-4 Plex	Boo		Page	\
e. 🛘 Apt. Bldg	f. 🗆	Comm'i/Ind'l	Dat	e of Recording		
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i. Other						<u> </u>
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3. a. Total Value/Sales Price				765,000.00	~~N~~9999.995	
b. Deed in Lieu of Foreck	osure Only	(value of property)	* \$	·		3
c. Transfer Tax Value			* \$	765,000.00		
d. Real Property Transfer	r Tax Due:		\$	2,983.50		
4. <u>If Exemption Claimed</u>	1		1		20 -007 - 38869 delphone-approximation	
·	_	r NRS 375.090, Se	ection	/ /		
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