

DOUGLAS COUNTY, NV **2020-952284**
RPTT:\$9789.00 Rec:\$40.00
\$9,829.00 Pgs=3 09/10/2020 10:41 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1418-10-511-021

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:**
Leslie S. Tognazzini Trustee
10 Arroyo Drive
Kentfield CA 94904

ESCROW NO: 11001017-JML

RPTT \$9,789.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Charles L. Kriss and Janice M. Kriss Trustees of The Kriss Family Trust dated May 25, 2009**

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

Leslie S. Tognazzini Trustee of the Leslie S. Tognazzini 2002 Trust dated December 2, 2020 as to an undivided 27.89% Interest and Roland E. Tognazzini Trustee of the Roland E. Tognazzini Revocable Trust dated February 3, 1994 as to an undivided 72.11% interest

all that real property situated in the unincorporated area of Glenbrook, 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 Kriss Family Trust dated May 25, 2009

Charles L. Kriss
Charles L. Kriss, Trustee

Janice M. Kriss
Janice M. Kriss, Trustee

STATE OF NEVADA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on 8-4-2009

by Charles L. Kriss and Janice M. Kriss

Notary Public

(seal)

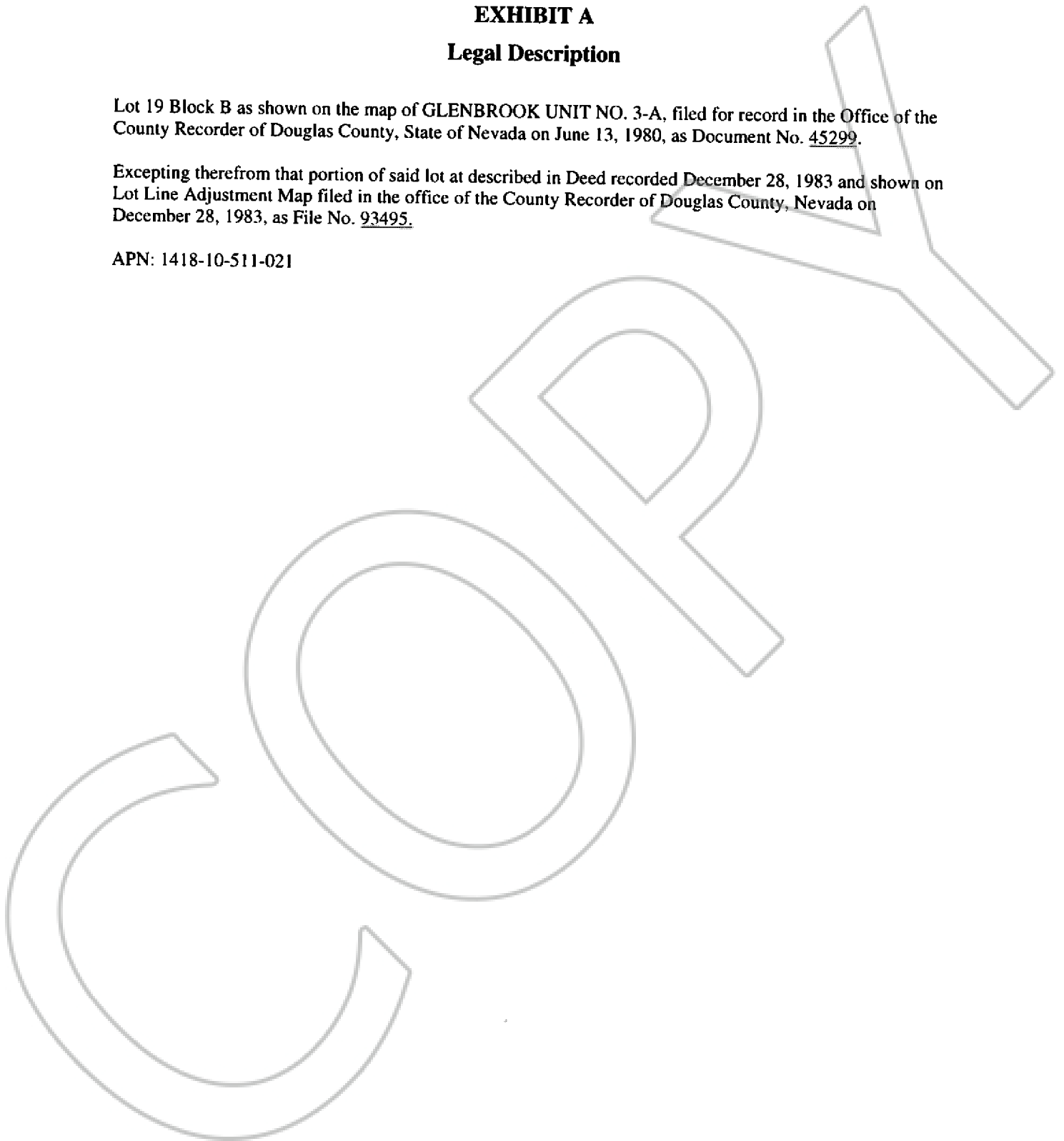


EXHIBIT A
Legal Description

Lot 19 Block B as shown on the map of GLENBROOK UNIT NO. 3-A, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on June 13, 1980, as Document No. 45299.

Excepting therefrom that portion of said lot as described in Deed recorded December 28, 1983 and shown on Lot Line Adjustment Map filed in the office of the County Recorder of Douglas County, Nevada on December 28, 1983, as File No. 93495.

APN: 1418-10-511-021



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 - a. 1418-10-511-021
 - b. _____
 - c. _____
 - d. _____

2. Type of Property:

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
i. Other _____	

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

3. a. Total Value/Sales Price of Property: \$ 2,510,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 2,510,000.00
- d. Real Property Transfer Tax Due: \$ 9,789.00

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>Done Signed by</small>	Capacity <u>Grantor</u>
Signature <u>LESLIE S TOGNAZZINI</u>	Capacity <u>Grantee</u>

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

Print Name: The Kriss Family Trust dated May 25, 2009

Address: 1740 Westwood Dr
 City: Minden
 State: NV Zip: 89423

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

Print Name: Leslie S Tognazzini, Trustee of The Leslie S. Tognazzini 2002 Trust, dated December 2, 2002 as to an undivided 27.89% and Roland E Tognazzini, Trustee of The Roland E Tognazzini Revocable Trust dated February 3, 1994 as to an undivided 72.11%

Address: 10 Arroyo Drive
 City: Kentfield
 State: CA Zip: 94904

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

Print Name: Signature Title Company LLC Escrow No.: 11001017-110-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