

2020-953200

09/23/2020 02:24 PM

APN# : 1319-18-410-015

:

RPTT: \$2,340.00

Recording Requested By:

Western Title Company

Escrow No.: 119009-WLD

When Recorded Mail To:

Alexandra Papageorgiou and N.

Scott Auten

3612 Curchill Downs Dr

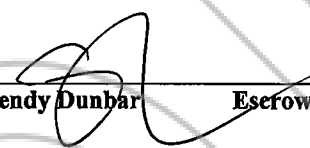
Davie, FL 33328

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature _____


Wendy Dunbar

Escrow Officer

THIS DOCUMENT IS EXECUTED IN COUNTERPART

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Rollin J. Ryan and Karin H. Kalli, Trustees of The Rollin J. Ryan and Karin H. Kalli 1999 Trust

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Alexandra Papageorgiou, an unmarried woman and N. Scott Auten, an unmarried man as joint tenants with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Stateline, County of Douglas State of Nevada bounded and described as follows:

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 24, as shown on THE AMENDED MAP OF KINGSBURY VILLAGE UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 10, 1963, in Book 1 of Maps, as Document No. 22953.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 09/18/2020

The Rollin J. Ryan and Karin H. Kalli 1999 Trust

Rollin Ryan 09/23/2020
By: Rollin J. Ryan, Trustee

By: Karin H. Kalli, Trustee

STATE OF _____

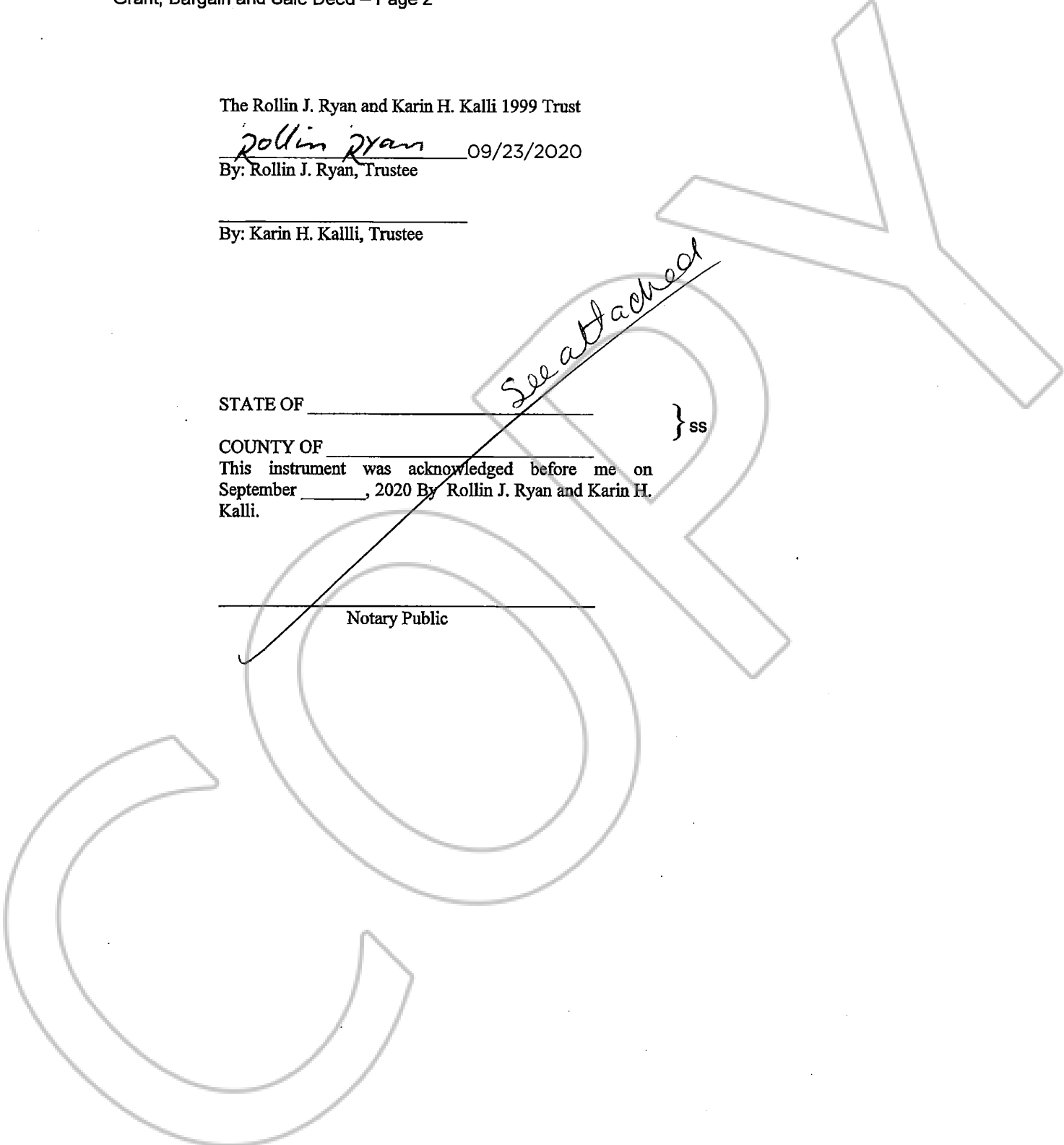
COUNTY OF _____

This instrument was acknowledged before me on
September _____, 2020 By Rollin J. Ryan and Karin H.
Kalli.

Notary Public

See attached

} ss



The Rollin J. Ryan and Karin H. Kalli 1999 Trust

By: Rollin J. Ryan, Trustee

Karin H. Kalli

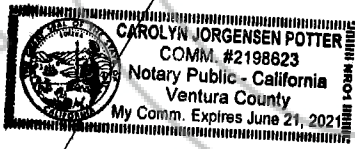
By: Karin H. Kalli, Trustee

STATE OF California
COUNTY OF Ventura } ss

This instrument was acknowledged before me on
September 22nd, 2020 By Rollin J. Ryan and Karin H.
Kalli.

[Signature]
Notary Public

See attached



All-Purpose Acknowledgement

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

} SS:

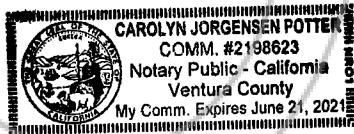
On SEP 22 2020 before me, Carolyn Jorgensen Potter, Notary Public, personally appeared

Karin H. Galli

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]
Carolyn Jorgensen Potter
Notary Public in and for the
State of California
County of Ventura
My Commission Expires June 21, 2021

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1319-18-410-015

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
NOTES: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)
Transfer Tax Value:
Real Property Transfer Tax Due:

\$600,000.00

\$600,000.00

\$2,340.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section:
- b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 100%

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 disallowance of any claimed exception, 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: Jared B. Falli Capacity: Seller
Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Rollin J. Ryan and Karin H. Kalli, Trustees of
The Rollin J. Ryan and Karin H. Kalli 1999
Trust
Address: 487 Calle Portilla
City: Camarillo
State: CA Zip: 93010

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Alexandra Papageorgiou and N. Scott Auten
Address: 3612 Curchill Downs Dr
City: Davie
State: FL Zip: 33328

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 119009-WLD
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)