

APN: 1320-33-402-056
R.P.T.T.: \$1,365.00
Escrow No.: 20008570-RB
When Recorded Return To:
Maria Hatjopoulos and Despina Hatjopoulos
1659 Davidson Way
Reno, NV 89509

Mail Tax Statements to:
Maria Hatjopoulos and Despina Hatjopoulos
1659 Davidson Way
Reno, NV 89509 ..

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ronald A. Charlin and Donna M. Charlin, as to an undivided 50% interest and Pacific Premier Trust (Formerly PENSICO Trust Company), as Custodian FBO Donna M. Charlin IRA, as to an undivided 50% interest

do(es) hereby Grant, Bargain, Sell and Convey to

Maria Hatjopoulos an unmarried woman, Despina Hatjopoulos, an unmarried woman, and George Thomas Michael Lally, a single man, all as joint tenants with right of survivorship

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Southeast 1/4 of the Southwest 1/4 (SESW) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southeast corner of Parcel 2 as shown on the Parcel Map for Daniel T. Martin, Edward C. Martin Sr. and Edward C. Martin Jr., recorded as Document No. 16690, January 13, 1978 in the Official Records of Douglas County, Nevada a one half inch (1/2") iron pipe; thence South 89°46'00" West, 293.70 feet to the True Point of Beginning; thence continuing South 89°46'00" West, 106.30 feet; thence North 40°25'00" West, 61.20 feet; thence North 42°19'00" East, 80.51 feet to the intersection of an existing fence; thence along said fence the following courses:

South 48°51'51" East, 32.94 feet;
South 55°47'27" East, 24.08 feet;
South 89°19'21" East, 24.15 feet;
thence North 83°36'39" East, 34.64 feet;
thence South 08°51'43" West, 74.95 feet to the Point of Beginning.

Said premises more fully shown as Adjusted Parcel 1 on that certain Record of Survey recorded December 7, 1993 in Book 1293, Page 1301, as Document No. 324362.

NOTE: Said legal description was previously recorded in Grant, Bargain and Sale Deed recorded August 29, 2019, as Document No. 2019-934485, Official Records, Douglas County, Nevada.

APN: 1320-33-402-056

* This Document WAS signed in counter part *

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

COPY

Dated this 13th day of October, 2020.

Ronald A. Charlin
Ronald A. Charlin

Donna M. Charlin
Donna M. Charlin

Pacific Premier Trust formerly PENSCO Trust Company LLC., as Custodian FBO Donna M. Charlin IRA

BY: _____
Its: _____

STATE OF Colorado

COUNTY OF Arapahoe

This instrument was acknowledged before me on this 13th day of October, 2020, by Ronald & Donna Charlin.

Meredith R. Castillo
Notary Public

MEREDITH R CASTILLO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114067927
MY COMMISSION EXPIRES NOVEMBER 14, 2023

Dated this _____ day of _____, 2020.

READ & APPROVED:

Ronald A. Charlin

Donna M. Charlin

Pacific Premier Trust formerly PENSICO Trust Company LLC., as Custodian FBO Donna M. Charlin IRA

BY: Becky Fichter
Its: _____

Pacific Premier Trust
A Division of Pacific Premier Bank
By: Becky Fichter
Its: Authorized Signatory

STATE OF ~~NEVADA~~ Colorado

COUNTY OF Denver

This instrument was acknowledged before me on this 16 day of October, 2020, by Becky Fichter, Authorized Signer.

Audrey I. Becker
Notary Public

AUDREY BECKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194031464
MY COMMISSION EXPIRES AUGUST 19, 2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-33-402-056
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$350,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$350,000.00
 d. Real Property Transfer Tax Due: \$1,365.00

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Ronald A. Charlin Donna M. Charlin Capacity: _____ Grantor
 Signature: [Signature] Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ronald A. Charlin and Donna M. Charlin and Pacific Premier Trust formerly PENSCO Trust Company LLC., as Custodian FBO Donna M. Charlin IRA
 Address: 1437 W. Buarwood Way
 City: Little Ton
 State: ND Zip: 80120

Allied 1031 Exchange as qualified intermediary for Maria Hatjopoulos and Despina Hatjopoulos and George Thomas Michael Lally, Maria Hatjopoulos and Despina Hatjopoulos, and George Lally
 Print Name: _____
 Address: 1059 Davidson Way
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 20008570-RB
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519