

DOUGLAS COUNTY, NV

**2020-955356**

RPTT:\$4426.50 Rec:\$40.00

\$4,466.50 Pgs=3

10/28/2020 01:22 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1318-15-311-015

RPTT: \$4,426.50

Recording Requested By:

Western Title Company

Escrow No.: 120169-SLA

When Recorded Mail To:

Christopher Stuart and

Antoinette Monica Stuart

2780 Camero Drive

Lincoln, CA 95648

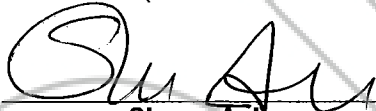
Mail Tax Statements to: (deeds only)

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

  
\_\_\_\_\_  
Sherry Ackermann

Escrow Officer

\_\_\_\_\_  
**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,

The Pincus Revocable Living Trust, UTD, 01/07/2011, Daniel M. Pincus, Shelly M. Pincus, Trustees

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

Christopher Stuart and Antoinette Stuart, husband and wife as joint tenants

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

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

Lot 11, in Block A, of ROUND HILL VILLAGE UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 1965, in Book 36, Page 131, as Document No. 30185.

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

Dated: 10/02/2020

The Pincus Revocable Living Trust UTD 01/07/2011

*D.M.P.*  
By: Daniel M. Pincus, Trustee

*Shelly M. Pincus*  
By: Shelly M. Pincus, Trustee

STATE OF Nevada

COUNTY OF Douglas } ss

This instrument was acknowledged before me on

October 8, 2020

By Daniel M. Pincus and Shelly M. Pincus.

*[Signature]*  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1318-15-311-015

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: \$1,135,000.00  
 Deed in Lieu of Foreclosure Only (value of ( \_\_\_\_\_  
 property) \_\_\_\_\_  
 Transfer Tax Value: \$1,135,000.00  
 Real Property Transfer Tax Due: \$4,426.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section  
 b. Explain Reason for Exemption:

5. Partial Interest: Percentage being transferred: 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 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 Oliver Dell Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

**Print Name:** The Pincus Revocable Living Trust, UTD,  
 01/07/2011  
**Address:** P.O. Box 10881  
**City:** Zephyr Cove  
**State:** NV **Zip:** 89448

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

**Print Name:** Christopher Stuart and Antoinette Monica  
 Stuart  
**Address:** 2780 Camero Drive  
**City:** Lincoln  
**State:** CA **Zip:** 95648

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)

**Print Name:** eTRCo, LLC. On behalf of Western Title Company  
**Address:** Douglas Office  
 1362 Highway 395, Ste. 109  
**City/State/Zip:** Gardnerville, NV 89410

**Esc. #:** 120169-SLA