

DOUGLAS COUNTY, NV **2020-955686**  
RPTT:\$25350.00 Rec:\$40.00  
\$25,390.00 Pgs=4 **11/03/2020 08:40 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1318-03-210-015  
R.P.T.T.: \$25,350.00  
Escrow No.: 20008670-DR  
When Recorded Return To:  
Ashley Avildsen  
8045 Mulholland Drive  
Los Angeles, CA 90046

Mail Tax Statements to:  
Ashley Avildsen  
8045 Mulholland Drive  
Los Angeles, CA 90046

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Tina L. Lewy and Jasen Z. Lewy, Co- Trustees of Lewy Marital Trust**

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

**Ashley Avildsen, a single man**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 KERN )

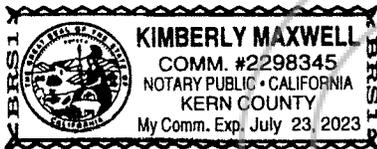
On October 27, 2020 before me, Kimberly Maxwell, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Tina L. Lewy and Jason Z. Lewy  
Name(s) of Signer(s)

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 Kimberly Maxwell  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain, Sale Deed Document Date: October 27, 2020  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

## EXHIBIT A

### PARCEL 1:

All that portion of Parcel A, as shown on the map entitled Skyland Subdivision No. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on February 27, 1958 in Book 1 of Maps, page 181, as Document No. 12967, that is described as follows:

Commencing at the Northwest corner of Lot 31 in said subdivision; thence North 53°35'30" West, a distance of 32.00 feet; thence South 36°34'30" West, a distance of 75.00 feet; thence South 16°55'13" East, 63.98 feet; thence North 89°48'10" East, a distance of 52.00 feet to a point on the Westerly line of said Lot 31; thence along said line North 0°11'50" West, a distance of 102.40 feet to the Point of Beginning;

Excepting Therefrom any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to said land water-ward of said line of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 Lake Tahoe Datum, established by NRS 321.595.

### PARCEL 2:

That certain non-exclusive right-of-way and easement for ingress and egress from the above described parcel to Skyland Court, as shown on the map entitled Skyland Subdivision No. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on February 27, 1958 in Book 1 of Maps, page 181, as Document No. 12967 and over and across the following described parcel:

Beginning at the Northeast corner of Lot 32 in said subdivision, thence South 89°48'10" West, a distance of 166.87 feet to the Northwest corner thereof; thence South 0°11'50" East along the Westerly line of said Lot 32, a distance of 69.28 feet to the most Southerly corner of Parcel A as shown on said subdivision; thence along the Southerly line of said Parcel A the following 2 courses and distances; North 60°38'50" West 107.02 feet; and North 45°21' West, a distance of 60.41 feet; thence leaving said line North 47°37'40" East, a distance of 12.82 feet; thence North 0°22'20" West, a distance of 69.57 feet; thence North 21°19'53" East 29.66 feet; thence South 89°38'00" East 45.34 feet; thence South 16°55'13" East 63.98 feet; thence North 89°48'10" East, a distance of 52.00 feet to a point on the Westerly line of Lot 31, as shown on said Subdivision; thence along said line South 0°11'50" East a distance of 45.00 feet to the Southwest corner of said Lot 31; thence along the Southerly line of Lot 31 and Lot 30 North 89°48'10" East, a distance of 150.00 feet; thence South 34°11'10" East, a distance of 30.15 feet to the point of beginning.

### PARCEL 3:

That certain right to install, operate, repair, maintain and replace leach lines in common with others entitled to use the same granted by Document recorded in Book 17 of Official Records at Page 599, under Document No. 22641, Douglas County, Nevada, records.

### PARCEL 4:

A permanent easement for parking, ingress and utility purposes over and including all that property described as Parcel 2 in the Deed from Ferdie Sievers and Virginia Sievers to Don Townsend and Lela J. Townsend, recorded July 28, 1966, in Book 42, Page 576, as Document No. 33167 of Official Records, Douglas County, Nevada and as adjudged in Judgment in the Second Judicial District Court of the State of Nevada in and for the County of Washoe, Case No. 309246, and recorded April 15, 1977, in Book 477 at Page 784, under Document No. 8491, Official Records of Douglas County, State of Nevada. Said easement is to be used jointly with the other owners of Parcel A of Skyland Subdivision No. 1, their heirs, successors, assigns, guests and invitees.

NOTE: Said legal description previously recorded in Quitclaim Deed recorded March 5, 2020, as Document No. 2020-943163, Official Records, Douglas County, Nevada.

APN: 1318-03-210-015

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 318-03-210-015  
 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: \$6,500,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$6,500,000.00  
 d. Real Property Transfer Tax Due: \$25,350.00

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: Jasen Z. Lewy, Tina L. Lewy Capacity: \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: Tina L. Lewy and Jasen Z. Lewy, Co-Trustees of Lewy Marital Trust      Print Name: Ashley G. Avildsen  
 Address: 1800 Westwind Dr., Suite 101      Address: 8045 Mulholland Drive  
 City: Bakersfield      City: Los Angeles  
 State: CA.      Zip: 93301      State: California      Zip: 90046

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

Print Name: First Centennial Title Company of Nevada      Esc. #: 20008670-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City      State: NV      Zip: 89703