

DOUGLAS COUNTY, NV

**2020-956070**

RPTT:\$5850.00 Rec:\$40.00

\$5,890.00 Pgs=5

11/09/2020 01:46 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1318-10-416-019  
R.P.T.T.: \$5,850.00  
Escrow No.: 20008790-DR  
When Recorded Return To:  
Dan Soha  
2510 Van Ness Ave #12  
San Francisco, CA 94109

Mail Tax Statements to:  
Dan Soha  
2510 Van Ness Ave #12  
San Francisco, CA 94109

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

\*\*\*This document is being executed in counterpart\*\*\*

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

David R. Kiesel and Savilla A. Kiesel, Trustees of The Kiesel Trust, dated June 12, 1996, as to a one-half (1/2) interest and Charles A. Askin and Jan K. Askin, Trustees of The Askin Trust, dated October 12, as to a one-half (1/2) interest

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

**Dan Soha, a single man**

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

Lot 22, in Block 5 of Plat of the Second Addition to Zephyr Heights Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on July 6, 1948, in Book 1 of Maps, Document No. 6530.

Assessors Parcel No.: 1318-10-416-019

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

Dated this 27<sup>th</sup> day of October, 2020.

The Kiesel Trust, dated June 12, 1996

BY: \_\_\_\_\_  
David R. Kiesel  
Trustee

BY: \_\_\_\_\_  
Savilla A. Kiesel  
Trustee

The Askin Trust, dated October 12

BY: Charles A. Askin  
Charles A. Askin  
Trustee

BY: Jan K. Askin  
Jan K. Askin  
Trustee

CALIFORNIA  
STATE OF ~~NEVADA~~  
COUNTY OF CONTRA COSTA

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by ~~David R. Kiesel, as Trustee and Savilla A. Kiesel, as Trustee, as Trustees of The Kiesel Trust, dated June 12, 1996 and~~ Charles A. Askin, as Trustee and Jan K. Askin, as Trustee, as Trustees of The Askin Trust, dated October 12.

\_\_\_\_\_  
Notary Public

**SEE ATTACHED**  
*For Notary*

# CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

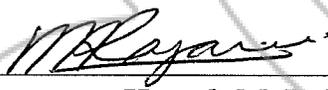
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

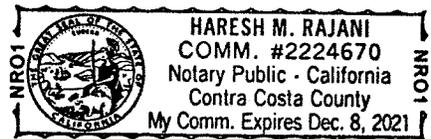
State Of: **California**  
County Of: **Contra Costa**

On October 27, 2020 before me, **Haresh M. Rajani**, Notary Public, personally appeared, Charles A. Askin and Jan K. Askin 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 she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/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: **Haresh M. Rajani**



Seal

Title of Document: Grant Bargain Sale Deed

Total Number of Pages including Attachment: \_\_\_\_\_

Notary Commission Expiration Date: Dec. 8<sup>th</sup>, 2021

Notary Commission Number: 2224670

Dated this 27<sup>th</sup> day of October, 2020.

The Kiesel Trust, dated June 12, 1996

BY: David R. Kiesel  
David R. Kiesel  
Trustee

BY: Savilla A. Kiesel  
Savilla A. Kiesel  
Trustee

The Askin Trust, dated October 12

BY: \_\_\_\_\_  
Charles A. Askin  
Trustee

BY: \_\_\_\_\_  
Jan K. Askin  
Trustee

STATE OF NEVADA

COUNTY OF \_\_\_\_\_ see attached Notary Acknowledgement

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by David R. Kiesel, as Trustee and Savilla A. Kiesel, as Trustee, as Trustees of The Kiesel Trust, dated June 12, 1996 and Charles A. Askin, as Trustee and Jan K. Askin, as Trustee, as Trustees of The Askin Trust, dated October 12.

\_\_\_\_\_  
Notary Public

# CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

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: Alameda

On Oct. 27, 2020 before me, **Cora Angel**, Notary Public, personally appeared,

David R. Kiesel and Savilla A. Kiesel

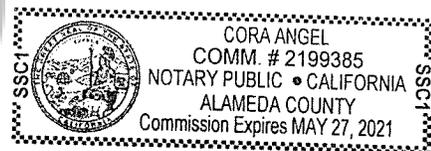
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she/he/they executed the same in her/his/their authorized capacity(ies), and that by her/his/their signature(s) on the instrument the person(s),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

Cora Angel

Signature: Cora Angel



Title of Document: Grant, Bargain, Sale Deed

Total Number of Pages including Attachment: 3

Notary Commission Expiration Date: **May 27, 2021**

Notary Commission Number: **2199385**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-10-416-019  
 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: \$1,500,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,500,000.00  
 d. Real Property Transfer Tax Due: \$5,850.00

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: David R. Kiesel Capacity: \_\_\_\_\_ Grantor  
 Signature: Savilla A. Kiesel Capacity: \_\_\_\_\_ Grantee

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

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

David R. Kiesel and Savilla A. Kiesel, Trustees of The Kiesel Trust, dated June 12, 1996 and Charles A. Askin and Jan K. Askin, Trustees of The Askin Trust,			
Print Name:	<u>dated October 12</u>	Print Name:	<u>Dan Soha</u>
Address:	<u>21918 Verneti Way</u>	Address:	<u>2510 Van Ness Ave #12</u>
City:	<u>Castro Valley</u>	City:	<u>San Francisco</u>
State:	<u>CA</u> Zip: <u>94546</u>	State:	<u>California</u> Zip: <u>94109</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20008790-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703