

A.P.N.: 1318-10-312-015
File No: 121-2594014 (KS)
R.P.T.T.: \$3,003.00

When Recorded Mail To: Mail Tax Statements To:
Tatiana Korshunova
741 Lakeview Circle
Zephyr Cove, NV 89448

GRANT, BARGAIN and SALE DEED

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

Sharon L. Hallmeyer, Trustee of the Hallmeyer Family Living Trust dated June 19, 2014,
and any amendments thereto

do(es) hereby *GRANT, BARGAIN and SELL* to

Tatiana Korshunova, a married woman as her sole and separate property

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

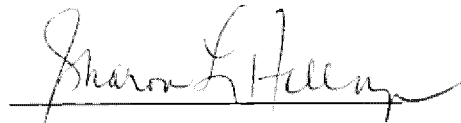
**LOT 31, AS SHOWN ON AMENDED PLAT OF ZEPHYR KNOLLS UNIT NO. 2, FILED IN
THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA,
ON JULY 5, 1957, AS DOCUMENT NO. 12415.**

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

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now
of record.

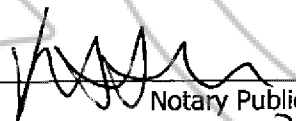
Sharon L. Hallmeyer, Trustee of the Hallmeyer
Family Living Trust dated June 19, 2014, and
any amendments thereto



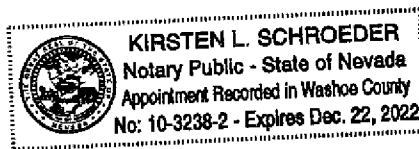
Sharon L. Hallmeyer, Trustee

STATE OF **NEVADA**)
 : ss.
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on NOV 13, 2020 by
Sharon L. Hallmeyer, Trustee .


Notary Public
(My commission expires: 12/22/22)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 121-2594014.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-10-312-015
- b) _____
- c) _____
- d) _____

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

Book _____ Page: _____
Date of Recording: _____
Notes: _____

- 3. a) Total Value/Sales Price of Property: \$770,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$770,000.00
- d) Real Property Transfer Tax Due \$3,003.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: _____
Signature: _____

Capacity: AMT
Capacity: _____

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

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

Print Name: the Hallmeyer Family Living Trust
Address: P O Box 534
City: Zephyr Cove

Print Name: Tatiana Korshunova
Address: 741 Lakeview Circle
City: Zephyr Cove

State: NV Zip: 89448-0534

State: NV Zip: 89448

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

First American Title Insurance
Print Name: Company
Address: 5310 Kietzke Lane, Suite 100
City: Reno

File Number: 121-2594014 KS/ KS
State: NV Zip: 89511-2043

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)