

DOUGLAS COUNTY, NV **2020-957587**
RPTT:\$2710.50 Rec:\$40.00
\$2,750.50 Pgs=3 12/04/2020 09:59 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1319-19-113-013

RPTT: \$2,710.50

Recording Requested By:

Western Title Company

Escrow No.: 121797-WLD

When Recorded Mail To:

**Kenneth C. Washington II, as
Trustee of The Washington Family
Trust**

**880 Forest Ave
Palo Alto, CA 94301**

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 _____

W Dunbar

Wendy Dunbar

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,

Roger A. Cartozian and Patricia Adler Cartozian, husband and wife as community property with right of survivorship

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

Kenneth C. Washington II, as Trustee of The Washington Family Trust

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

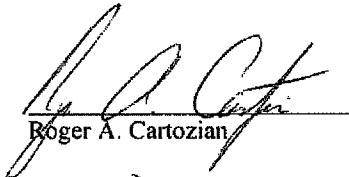
All that real property situated in the County of Douglas, State of Nevada, described as follows:

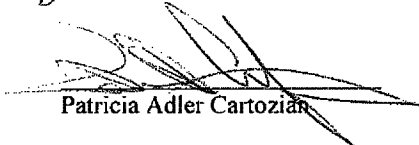
Lot 13 of ASPEN VALLEY SUBDIVISION UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 15, 1966, in Book 45, Page 625, as Document No. 34571.

EXCEPTING THEREFROM all minerals and mineral rights as reserved in Deed recorded December 20, 1947, in Book Y of Deeds, Page 321, Document No. 6199, Douglas County, Nevada Records.

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

Dated: 11/23/2020


Roger A. Cartozian

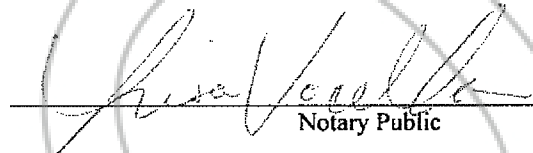

Patricia Adler Cartozian

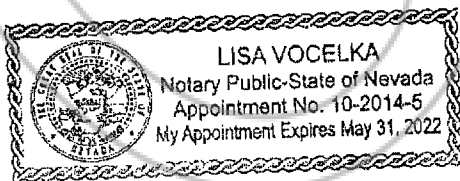
STATE OF Nevada

COUNTY OF Douglas

} ss

This instrument was acknowledged before me on
November 25, 2020 By Roger A. Cartozian and
Patricia Adler Cartozian.


Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1319-19-113-013

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:**

Deed in Lieu of Foreclosure Only (value of property)	\$695,000.00
Transfer Tax Value:	\$695,000.00
Real Property Transfer Tax Due:	\$2,710.50

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 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: _____ Capacity GRANTOR

Signature: _____ Capacity GRANTEE

SELLER (GRANTOR) INFORMATION

(REQUIRED)

(REQUIRED)
Print Name: Roger A. Cartozian and Patricia Adler
Address: 5025 Portia Ct.
City: Carmichael
State: CA **Zip:** 95608

BUYER (GRANTEE) INFORMATION

Print Name: Kenneth C. Washington II, as Trustee of The Washington Family Trust
Address: 880 Forest Ave
City: Palo Alto
State: CA **Zip:** 94301

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC **Esc. #:** 121797-WLD
Address: Douglas Office
 1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410