

APN: 1318-15-710-001

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Benton and Kathleen Deane

1820 Fallbrook Drive
Alamo, CA 94507

ESCROW NO: 11001165-JML

RPTT \$ 3,022.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kurt E. Johnson and Micheline E. Johnson husband and wife as joint tenants**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Benton Harold Deane and Kathleen Sullivan Deane, as Trustees of the Deane Family Trust dated December 11, 2015

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

[Handwritten signature]

Kurt E. Johnson

[Handwritten signature]

Micheline E. Johnson

STATE OF NEVADA
COUNTY OF *Douglas*

} ss:

This instrument was acknowledged before me on 11/10/2020

by Kurt E. Johnson, Micheline E. Johnson

[Handwritten signature]
Notary Public (seal)

J. LANE
NOTARY PUBLIC
STATE OF NEVADA
COUNTY OF DOUGLAS
My Comm. Expires 02-15-2021
Certificate No. 98-1380-5

EXHIBIT A
Legal Description

All those portions of Lots 6, 7 & 8 of Round Hill Village Unit No. 1, filed for record on April 21, 1965, Document No. 27741, more particularly described as follows:

Beginning at a point on the Westerly line of said Lot 7 which bears North 20°24'15" East 15.00 feet from the Southwest corner of Lot 7;

Thence North 20°24'15" East 115.36 feet;

Thence South 63°01'14" East 168.84 feet to a point on the Easterly line of McFaul Way;

Thence along a curve to the Northwest with a radius of 266.77 feet, a central angle of 32°24'07", and an arc length of 150.86 feet;

Thence North 49°17'22" West 137.04 feet to the Point of Beginning.

The above metes and bounds description appeared previously in that certain document recorded December 3, 2001 in Book 1201, Page 424 as Document No. 529164 of Official Records.

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STATE OF NEVADA DECLARATION OF VALUE FORM

- 1. Assessor Parcel Number(s)
 - a. 1318-15-710-001
 - 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'/Ind'l
 - g. Agricultural
 - h. Mobile Home
 - i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

- 3. a. Total Value/Sales Price of Property: \$ 775,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 775,000.00
- d. Real Property Transfer Tax Due: \$ 3,022.50

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

5. Partial Interest: Percentage being transferred: _____ %

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 Kurt E. Johnson Capacity Grantor
 Signature Kathleen Deane Capacity Grantee

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

Print Name: Kurt E. Johnson and Micheline E. Johnson
 Address: 4410 Spoonwood CT
 City: Concord
 State: CA Zip: 94521

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

Print Name: Benton Deane and Kathleen Deane
 Address: 1820 Fallbrook Dr
 City: Alamo
 State: CA Zip: 94507

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)

Print Name: Signature Title Company LLC Escrow No.: 11001165-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED