

DOUGLAS COUNTY, NV **2020-958320**
RPTT:\$2554.50 Rec:\$40.00
\$2,594.50 Pgs=3 12/16/2020 03:30 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Samantha L. Averill
Ryan W. Averill
128 Sunnyside Ave

Campbell, CA 95008

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2008264-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1418-27-411-006
R.P.T.T. \$2,554.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Lisa M. Kaplan, A married woman, as her sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Samantha L. Averill and Ryan W. Averill, Wife and Husband, as Joint Tenants with Right of Survivorship

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Lisa M Kaplan
Lisa M. Kaplan

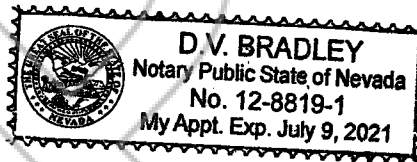
STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, December 9, 2020
by Lisa M. Kaplan

D.V. Bradley
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02008264.



Escrow No. 2008264-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Unit 6, as set forth on the Official Plat of CAVE ROCK VILLAS, recorded August 16, 1977, as Document No. 12016, Official Records, of Douglas County, State of Nevada, being a subdivision of Lot 3 of Cave Rock Estates Unit No. 1, recorded January 3, 1962, as Document No. 19323, of Official Records of Douglas County, Nevada, and delineated on that Record of Survey of Cave Rock Villas, recorded October 9, 1979, in Book 1079, of Official Records at Page 634, Douglas County, Nevada.

Together with an undivided 1/22 interest in and to that portion designated as Common Area as set forth on the Official Plat of Cave Rock Villas, being a subdivision of Lot 3 Cave Rock Estates Unit No. 1, recorded August 16, 1977 as Document No. 12016, Official Records of Douglas County, Nevada, and as shown on that Record of Survey of Cave Rock Villas, recorded October 9, 1979, in Book 1079 of Official Records, at Page 634, Douglas County, Nevada.

APN: 1418-27-411-006

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1418-27-411-006
- 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) _____
) \$ _____
 Transfer Tax Value \$655,000.00
 Real Property Transfer Tax Due: \$2,554.50

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 Lisa M Kaplan Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Lisa M. Kaplan
 Address: PO BOX 1939
Zephyr Cove, NV 89448

 City, State, Zip

Print Name: Samantha L. Averill + Ryan W. Averill
 Address: 128 Sunnyside Ave
Campbell, CA 95008

 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2008264-RLT

Address: 1483 US Highway 395 N, Suite B

City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

