

DOUGLAS COUNTY, NV **2020-958370**  
RPTT:\$2632.50 Rec:\$40.00  
\$2,672.50 Pgs=4 12/17/2020 01:31 PM  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

APN: 1418-27-210-035, 1418-27-210-032

**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:**  
Alesksey Bgatov  
1056 Dukelana Lane  
Newcastle, CA 95658

ESCROW NO: 11001228-JML

RPTT \$2,632.50

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That SJT, LLC a Nevada Limited Laiblity Company and Jay Poe and Dana Poe Husband and Wife as joint tenants with right of survivorship**

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

**Aleksey Bgatov, Trustee of the Bgatov Living Trusts dated May 23, 2019**

**all that real property situated in the Unincorporated Area of Glenbrook, 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.**

SJT, LLC a Nevada Limited Liability Company

[Signature]  
Jay Poe Manager

[Signature]  
Jay Poe

[Signature]  
Dana Poe

California  
STATE OF NEVADA  
COUNTY OF San Diego

} SS:

This instrument was acknowledged before me on 12-10-2020

by Jay Poe and Dana Poe,

EZRA VAQUEZ (seal)  
Notary Public

pls see attached  
CA Ack - Form

## ACKNOWLEDGMENT

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 San Diego

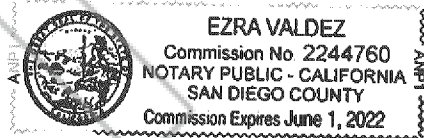
On December 11, 2021 before me, Ezra Valdez, Notary Public  
(insert name and title of the officer)

personally appeared Jay Poe & Dana Poe  
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 he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/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 [Signature] (Seal)



**EXHIBIT A**  
**Legal Description**

**PARCEL 1:**

All that portion of Amended Lot E as shown on that Record of Survey for Leslie McLaren, filed for record on August 24, 2011 as Document Number 788513 being more particularly described as follows:

Beginning at the Northeast corner of said Amended Lot E,

Thence South 15°30'15" East 81.10 feet;

Thence South 00°07'17" West 30.92 feet;

Thence North 81°53'36" West 98.29 feet;

Thence North 10°54'33" West 114.54 feet;

Thence South 89°46'30" East 31.32 feet;

Thence South 75°28'15" East 68.30 feet to the Point of Beginning.

The Basis of Bearing for this description is based upon the above referenced Record of Survey for Leslie McLaren, filed for record on August 24, 2011 as Document Number 788513. Being the Bearing North 63°55'00 West, as measured between found monuments.

Together with all that land lying westerly of the above described meander line to the low water line at elevation 6,223.0 feet, Lake Tahoe Datum, in accordance with NRS 321.595.

"Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line whose elevation is 6223 feet, Lake Tahoe datum pursuant to N.R.S. 321.595 and also excepting any artificial accretions to said land, waterward of said land or natural ordinary high water or, if lake level has been artificially lowered, excepting any portion below such elevation as may be established as the boundary by boundary line agreement with the state or by quiet title action in which the state is a party."

APN: 1418-27-210-035

**PARCEL 2:**

Lot F of Subdivision No. 1, Caverock Cove, LTD. Tract, according to the Official Map thereof approved by the Board of County Commissioners of Douglas County, Nevada, on August 5, 1936, and filed in the office of the County Recorder of Douglas County, State of Nevada on the 26<sup>th</sup> day of September, 1936.

Excepting therefrom that portion of said land conveyed to the State of Nevada by Deed dated January 14, 1952, and recorded January 18, 1958 in Book A-1 Deeds, Page 79, Douglas County, Nevada Recodes.

APN: 1418-27-210-032

# STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
  - a. 1418-27-210-035
  - b. \_\_\_\_\_
  - c. 1418-27-210-032
  - d. \_\_\_\_\_

2. Type of Property:
 

a. <input checked="" type="checkbox"/> Vacant Land	b. <input type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
i. Other _____	

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

3. a. Total Value/Sales Price of Property: \$ 675,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_
- c. Transfer Tax Value \$ 675,000.00
- d. Real Property Transfer Tax Due: \$ 2,632.50

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 _____	Capacity <u>Grantor</u>
Signature _____	Capacity <u>Grantee</u>

DocuSigned by: [Signature]  
BFF5B999CD67495

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

Print Name: SJT, LLC a Nevada Limited Liability Company and Jay Poe and Dana Poe

Address: Po Box 235

City: Zephyr Cove

State/Zip: NV 89448

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

Print Name: Aleksey Bgatov, Trustee

Address: 1056 dukelana Lane

City: Newcastle

State/Zip: NV 89568

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

Print Name: Signature Title Company LLC Escrow No.: 11001228-110-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