

APN: 1318-23-814-003

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:**
Arun Bhardwaj and Ying zi Bhardwaj
416 Bridle Court
San Ramon, CA 94582

ESCROW NO: 11001175-JML

RPTT \$11,310.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Fred Ramirez, an unmarried man**

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

Arun Bhardwaj and Ying Zi Bhardwaj husband and wife as joint tenants with rights of survivorship

all that real property situated in the City of Stateline, 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.

Fred Ramirez
Fred Ramirez

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on December 1, 2020

by Fred Ramirez

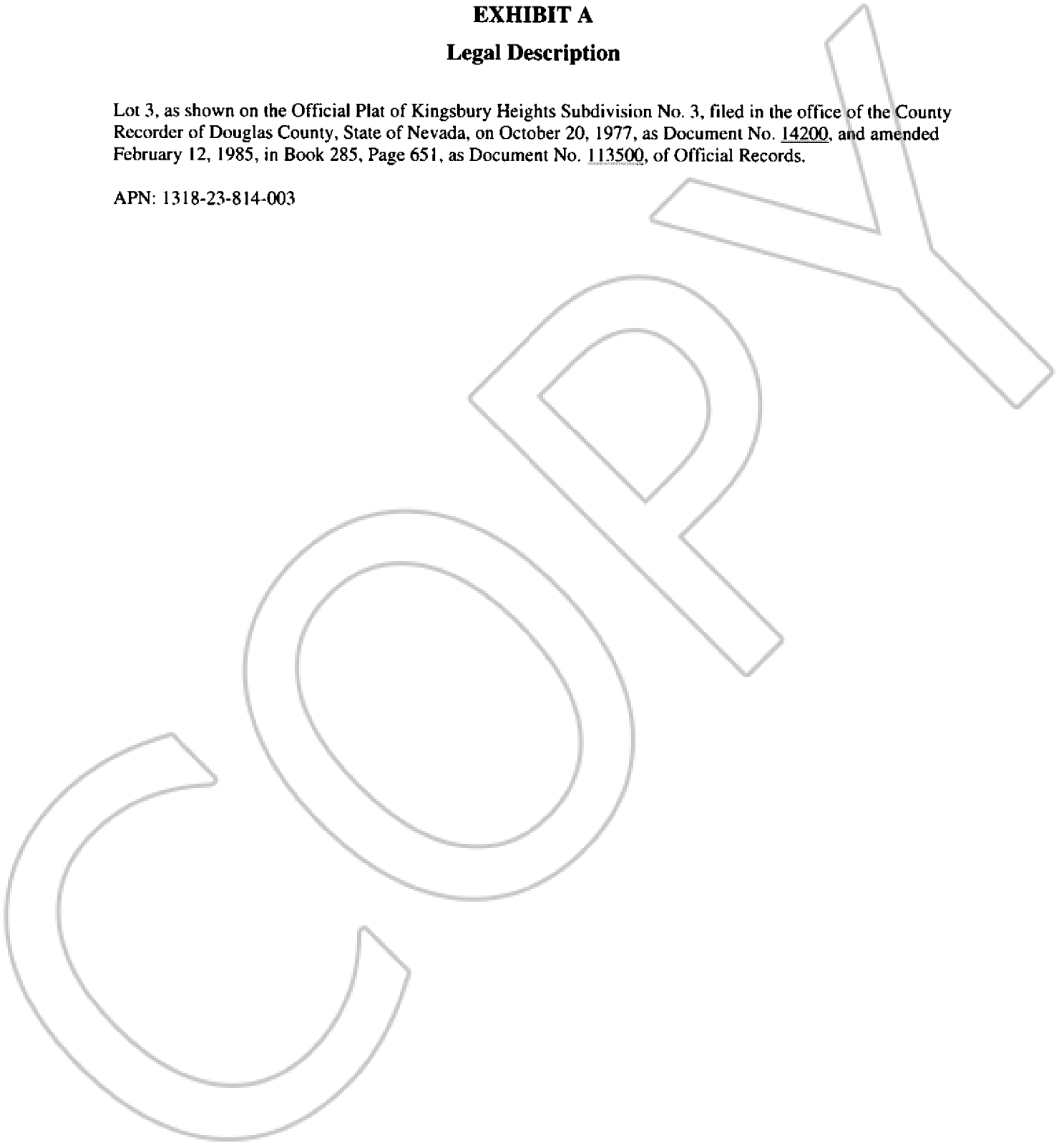
[Signature]
Notary Public (seal)



EXHIBIT A
Legal Description

Lot 3, as shown on the Official Plat of Kingsbury Heights Subdivision No. 3, filed in the office of the County Recorder of Douglas County, State of Nevada, on October 20, 1977, as Document No. 14200, and amended February 12, 1985, in Book 285, Page 651, as Document No. 113500, of Official Records.

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STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
- a. 1318-23-814-003
 - 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: \$ 2,900,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 2,900,000.00
- d. Real Property Transfer Tax Due: \$ 11,310.00

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 *Fred Ramirez* Capacity Grantor

Signature _____ Capacity Grantee

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

Print Name: Fred Ramirez

Address: 2225 Park Place

City: Minden

State: NV Zip: 89423

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

Print Name: Arun Bhardwaj and Ying Zi Bhardwaj

Address: 416 Bridle Ct

City: San Ramon

State: CA Zip: 94582

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

Print Name: Signature Title Company LLC Escrow No.: 11001175-110-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