

DOUGLAS COUNTY, NV **2021-959467**
RPTT:\$12187.50 Rec:\$40.00
\$12,227.50 Pgs=4 01/06/2021 09:41 AM
ETRCO
KAREN ELLISON, RECORDER

APN#: 1418-27-712-002

RPTT: \$12,187.50

Recording Requested By:

Western Title Company

Escrow No.: 123270-WLD

When Recorded Mail To:

Richard D. Hockett Jr and Sandra

L. Close

3307 Highland Dr

Carlsbad, CA 92008

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 _____


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,

Ronald Oznowicz and Susanne K. Oznowicz, Trustees of the Ronald and Susanne Oznowicz Revocable Trust, dated October 26, 2017

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

Richard D. Hockett Jr., an unmarried man and Sandra L. Close, an unmarried woman as joint tenants

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

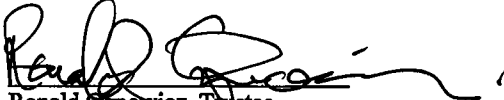
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:


Lot 146 in Block B of CAVE ROCK ESTATES UNIT NO. 3, as shown on the Official Map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 13, 1978, in Book 778, Page 627, as Document No. 22934.

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

Dated: 12/29/2020

The Ronald and Susanne Oznowicz Revocable Trust


Ronald Oznowicz, Trustee


Susanne K. Oznowicz, Trustee

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on _____, 202__ By Ronald Oznowicz and Susanne K. Oznowicz.

} ss

SEE ATTACHED

Notary Public

CALIFORNIA ACKNOWLEDGMENT CERTIFICATE

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.

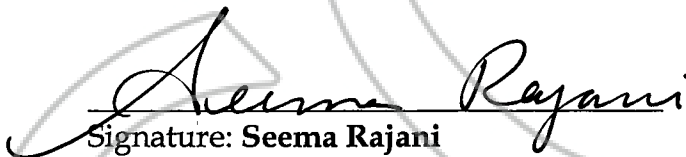
State Of: California

County Of: Contra Costa

On December 31, 2020 before me, Seema Rajani, Notary Public, personally appeared, Ronald Oznowicz and Susanne K. Oznowicz 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 ~~she/he~~ they executed the same in ~~her/his~~ their authorized capacity(ies), and that by ~~her/his~~ 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: Seema Rajani



Seal

Title of Document: Grant, Bargain and Sale Deed

Total Number of Pages including Attachment: 3

Notary Commission Expiration Date: Dec. 11th, 2021

Notary Commission Number: 2225053

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1418-27-712-002

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: \$3,125,000.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$3,125,000.00
 Real Property Transfer Tax Due: \$12,187.50

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 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 Ronald Oznowicz Capacity Grantor
 Signature Susanne Oznowicz Capacity Grantor

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

Print Name: Ronald Oznowicz and Susanne K. Oznowicz, Trustees of the Ronald and Susanne Oznowicz Revocable Trust, dated October 26, 2017
 Address: 937 Douglas Ct.
 City: Clayton
 State: CA Zip: 94517

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

Print Name: Richard D. Hockett Jr and Sandra L. Close
 Address: 3307 Highland Dr
 City: Carlsbad
 State: CA Zip: 92008

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 123270-WLD

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)