

DOUGLAS COUNTY, NV **2021-960213**
RPTT:\$3510.00 Rec:\$40.00
\$3,550.00 Pgs=3 01/19/2021 02:31 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-03-002-040

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road Suite 445
Lake Tahoe, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

**Edward D. Rudis and Kristen M. Rudis, Trustees of
the Edward and Kristen Trust dated February 9, 2018
and any ammendments thereto**

Escrow No.: ZC3006-JL

RPTT \$3,510.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Mountain Group Property Development LLC

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

Edward D. Rudis and Kristen M. Rudis, Trustees of the Edward and Kristen Rudis Trust dated February 9, 2018 and any ammendments thereto

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Mountain Group Property Development LLC

Murray Rosenthal
By: Murray Rosenthal, Manager

Janet Rosenthal
By: Janet Rosenthal, Manager

STATE OF NEVADA }
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on January 6, 2021
by Murray Rosenthal + Janet Rosenthal
Cheryl Townsend (seal)
Notary Public



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1

Lot 242 of CLEAR CREEK TAHOE-PHASE 1A & 1B, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. ~~2016-890939~~, Official Records, as amended by Certificate of Amendment recorded January 23, 2017, as File No. ~~2017-893667~~, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915417, and amended by Certificate of Amendment recorded June 13, 2018, as File No. 2018-915418.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. ~~2016-888265~~, Official Records. And Amendments thereto recorded as document numbers 890755, 902099 and 916465.

APN: 1419-03-002-040

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-03-002-040
- 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'Vind'l
- g) Agricultural
- h) Mobile Home
- Other

FOR RECORDER'S 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) \$900,000.00
 Transfer Tax Value _____
 Real Property Transfer Tax Due: \$900,000.00
\$3,510.00

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 _____ DocuSigned by: _____ By: Murray Rosenthal, Manager
 Signature Edward Rudis _____ Edward Rudis

**SELLER (GRANTOR) INFORMATION
(Required)**

Print Name: Mountain Group Property Development LLC
 Address: PO Box 343
Glenbrook, NV 89413

**BUYER (GRANTEE) INFORMATION
(Required)**

Print Name: Edward Rudis
 Address: 9380 Los Lagos Circle South
Granite Bay, CA 95746

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Signature Title Company LLC Escrow #: ZC3006-JL
 Address: 212 Elks Point Road Suite 445, Lake Tahoe, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED