

DOUGLAS COUNTY, NV **2021-960965**
RPTT:\$4680.00 Rec:\$40.00
\$4,720.00 Pgs=3 **01/29/2021 02:14 PM**
TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Mauricio Monico and Erika Monico
212 Haight St
Menlo Park, CA 94025

MAIL TAX STATEMENTS TO:
Mauricio Monico and Erika Monico
212 Haight St
Menlo Park, CA 94025

Escrow No. 2100223-SLP

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.: 1319-30-516-048
R.P.T.T. \$4,680.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Charles Townsend and Lara Townsend, husband and wife and Louie Burgarello and Janice Burgarello, husband and wife all together as joint tenants with rights of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Mauricio Monico and Erika Monico, husband and wife, as community property 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.

Charles R Townsend

Charles Townsend

Lara Townsend

Lara Townsend

Louie Burgarello

Louie Burgarello

Janice Burgarello

Janice Burgarello

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

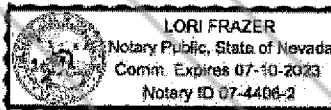
This document was notarized using two-way audio and video recording technology

This instrument was acknowledged before me on, 01/26/2021
by Charles Townsend and Lara Townsend and Louie Burgarello and Janice Burgarello

NOTARY PUBLIC

Lori Frazer

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02100223.



Escrow No. 2100223-SLP

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 26 as shown on the Record of Survey in Support of a Boundary Line Adjustment for Charles Townsend, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on May 13, 2020, as File No. 2020-945980, Official Records, being more particularly described as follows:

A Parcel of land located within a portion of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 13 North, Range 19 East, MDM, Douglas County, Nevada, being more particularly described as follows:

All that portion of the Common Area and Lot 26 per Tahoe Village Unit No.1, filed for record on December 7, 1971 as Document Number 55769; being more particularly described as follows:

Beginning at a point that bears South 25°29'15" East 849.7 feet from Point A, as designated per said Tahoe Village Unit No.1,

thence South 09°41'57" East 19.78 feet;
thence North 80°15'50" East 38.16 feet;
thence South 09°21'35" East 28.00 feet;
thence South 80°15'40" West 29.00 feet;
thence North 09°21'34" West 25.75 feet;
thence South 80°15'51" West 9.15 feet;
thence South 09°39'16" East 1.86 feet;
thence South 80°18'03" West 46.55 feet;
thence North 09°20'00" West 24.19
thence North 80°40'00" East 46.40 feet to the POINT OF BEGINNING.

APN: 1319-30-516-048

Note: Document No. 2020-945983 is provided pursuant to the requirements of Section 6.NRS 111.312.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-30-516-048
- 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) \$1,200,000.00
\$ _____
)
Transfer Tax Value \$1,200,000.00
Real Property Transfer Tax Due: \$4,680.00

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 [Signature] Capacity Escrow Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Charles Townsend et al</u>	Print Name: <u>Mauricio Monico et al</u>
Address: <u>P.O. Box 2310</u>	Address: <u>212 Haight St</u>
<u>Stateline, NV 89449</u>	<u>Menlo Park, CA 94025</u>
City, State, Zip	City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2100223-SLP
Address: 264 Village Boulevard #101 City, State, Zip: Incline Village, NV 89451