

A.P.N. 131810317004

RPTT: \$10,276.50

WHEN RECORDED MAIL THIS DEED  
AND, UNLESS OTHERWISE SHOWN  
BELOW, MAIL TAX STATEMENTS TO:

Solomon Moshkovich  
1485 Edris Drive  
Los Angeles, CA 90035

DOUGLAS COUNTY, NV **2021-961054**  
RPTT:\$10276.50 Rec:\$40.00  
\$10,316.50 Pgs=3 **02/01/2021 11:06 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

\_\_\_\_\_  
(State specific law)

\_\_\_\_\_  
Signature (Print name under signature)

\_\_\_\_\_  
Title

Order Number: P-455549

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Rene Morales, a married woman as her sole and separate property

In consideration of \$0.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Solomon Moshkovich, an unmarried man**

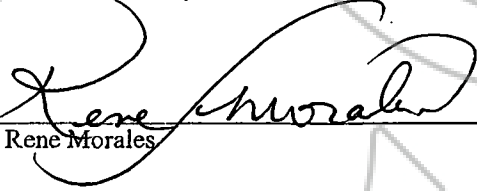
All that real property situated in the County of **Douglas** State of Nevada, bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION**

Address: 191 Foothill Drive, Zephyr Cove, NV 89448

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

Dated: January 29, 2021

  
\_\_\_\_\_  
Rene Morales

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 Mateo ) ss.

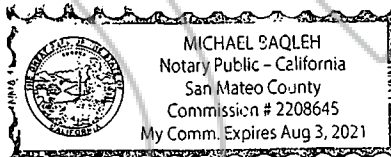
On 1-29-2021 before me,  
Michael Baqleh

Notary Public personally appeared Rene Morales

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 

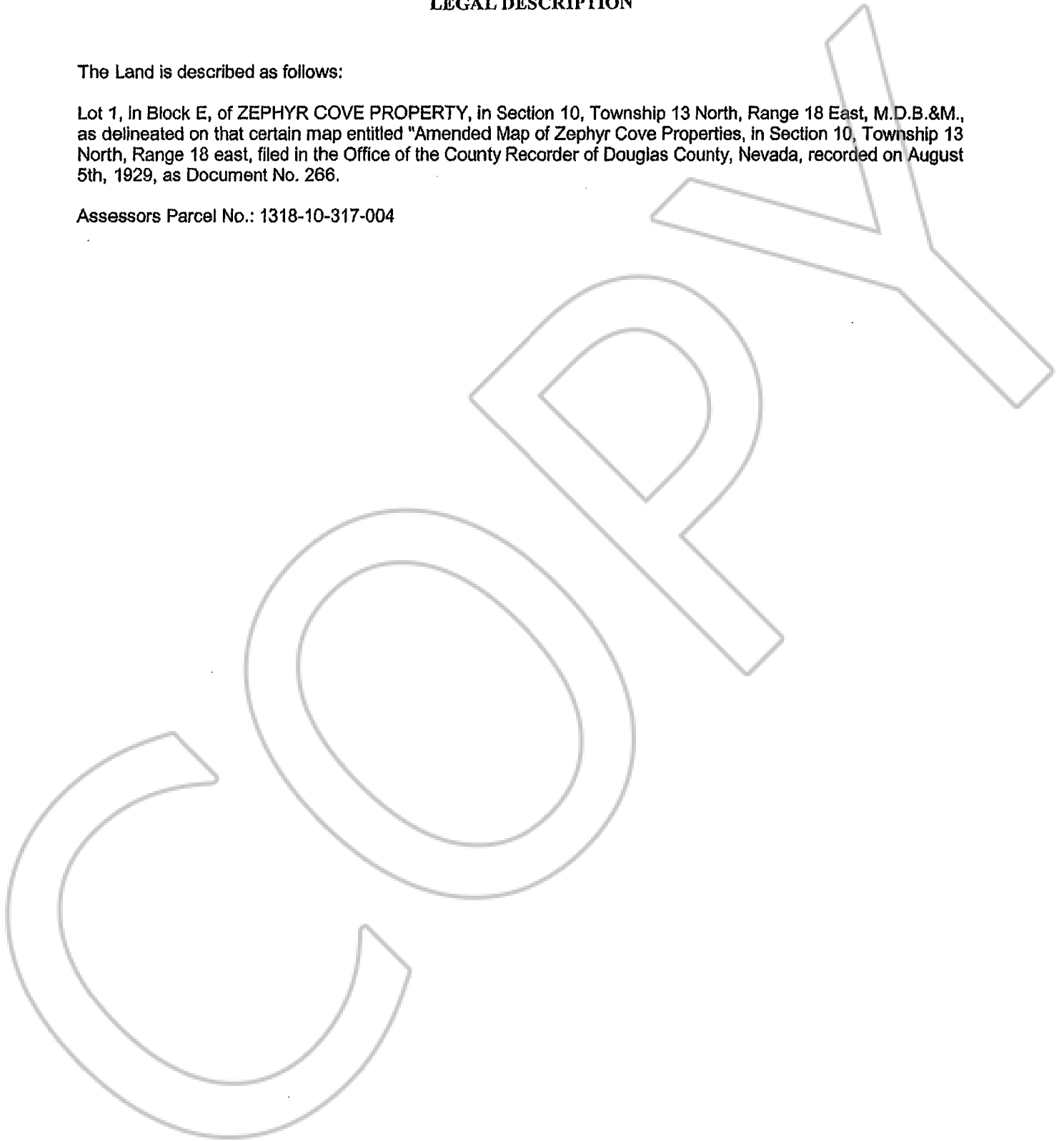


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The Land is described as follows:

Lot 1, in Block E, of ZEPHYR COVE PROPERTY, in Section 10, Township 13 North, Range 18 East, M.D.B.&M., as delineated on that certain map entitled "Amended Map of Zephyr Cove Properties, in Section 10, Township 13 North, Range 18 east, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 5th, 1929, as Document No. 266.

Assessors Parcel No.: 1318-10-317-004



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-10-317-004  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.        f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$2,635,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$  
 c. Transfer Tax Value: \$2,635,000.00  
 d. Real Property Transfer Tax Due: \$10,276.50

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 the 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: Rene Morales Capacity: \_\_\_\_\_ Grantor  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: Rene Morales  
 Address: 577 Maple Ave  
 City: San Bruno  
 State: ca Zip: 94066

Print Name: Solomon Moshkovich  
 Address: 1485 Edris Drive  
 City: Los Angeles  
 State: CA Zip: 90035

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20012366-CT  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED