

DOUGLAS COUNTY, NV

**2021-961083**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

02/01/2021 01:44 PM

ETRCO

KAREN ELLISON, RECORDER

E07

APN# : 1318-09-810-028

RPTT: \$0.00

**Recording Requested By:**

Western Title Company

**Escrow No.: 122482-SAB**

**When Recorded Mail To:**

**Mains Family 2005 Trust dated  
January 20, 2005**

**611 Lake Shore Boulevard  
Zephyr Cove NV 89448**

**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

\_\_\_\_\_  
Sherry Baker

\_\_\_\_\_  
Escrow Officer

This document is being  
recorded as an  
accommodation only.

\_\_\_\_\_  
**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,

Jeff A. Mains and Leslie A. Mains, husband and wife as community property

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

Jeff A. Mains and Leslie A. Mains, Trustees of the Mains Family Trust dated January 20, 2005

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

Lot 1 in Block D as shown on the Amended Map of SUBDIVISION NO. 2 ZEPHYR COVE PROPERTIES, INC, filed in the office of the County Recorder of Douglas County, State of Nevada on August 5, 1929, as Document No. 267.

Excepting Therefrom all that portion of said land conveyed to Maria Bay General Improvement District in Deed, Recorded October 29, 1974, in Book 1074, Page 640, as Document No. 76161, Official Records of Douglas County, Nevada.

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

Dated: 01/22/2021

Jeff A Mains by Leslie A Mains, Attorney in Fact.  
Jeff A Mains

Leslie A Mains  
Leslie A Mains

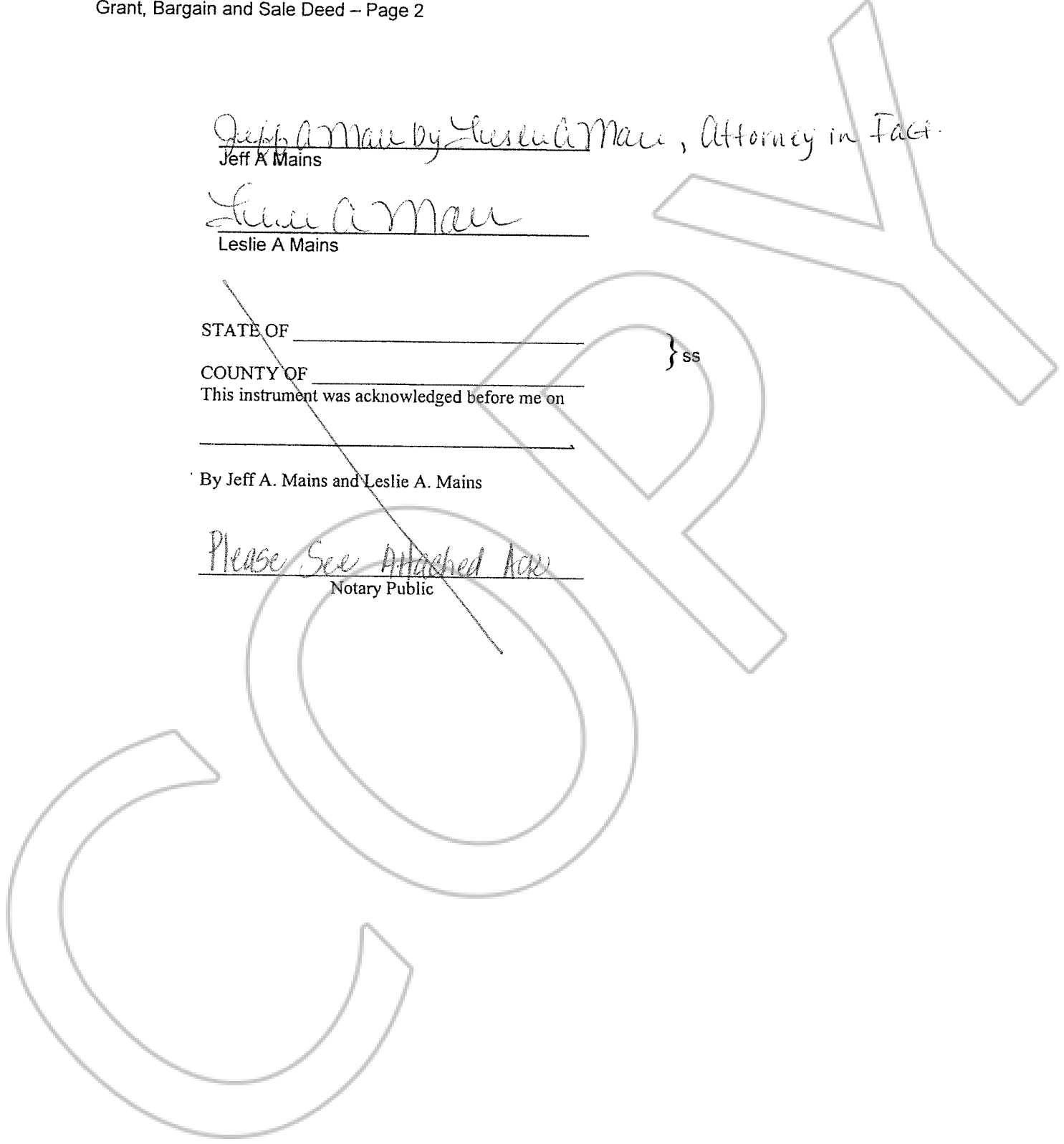
STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_ } ss

This instrument was acknowledged before me on  
\_\_\_\_\_

By Jeff A. Mains and Leslie A. Mains

Please See Attached Acw  
Notary Public



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Santa Clara )

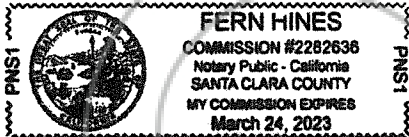
On January 27, 2021 before me, Fern Hines, Notary Public,  
*Date Here Insert Name and Title of the Officer*

personally appeared Leslie A. Mains -----  
*Name(s) of Signer(s)*

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 Fern Hines  
*Signature of Notary Public*

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
Title or Type of Document: Grant, Bargain and Sale Deed  
Document Date: January 27, 2021 Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: Leslie A. Mains  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: Jeff A. Mains

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

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.

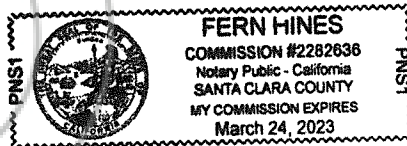
State of California }  
County of Santa Clara }

On January 27, 2021, before me, Fern Hines Notary Public  
(Date) (insert name and title of the officer)

personally appeared Leslie A. Maias 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.



Fern Hines  
Signature

(Seal)

**OPTIONAL DESCRIPTION OF ATTACHED DOCUMENT**

Title or Type of Document: Grant, Bargain and Sale Deed

Document Date: January 27, 2021 Number of Pages: 2

Other Information: \_\_\_\_\_

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1318-09-810-028

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: \_\_\_\_\_  
Verified Trust - JS  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Going into trust without consideration

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 Jeff A Mains by Leslie A Mains Attorney in Fact Capacity owner  
 Signature Leslie A Mains Capacity owner

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

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

Print Name: Jeff A. Mains and Leslie A. Mains  
 Name: Jeff A Mains  
 Address: 6011 Lakeshore Blvd  
 City: Zephyr Cove  
 State: Nevada Zip: 89448

Print Name: Mains Family Trust dated January 20, 2005  
 Address: 6011 Lakeshore Blvd.  
 City: Zephyr Cove  
 State: NEVADA Zip: 89448

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

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Kietzke Office  
5390 Kietzke Ln Suite 101  
 City/State/Zip: Reno, NV 89511

Esc. #: 122482-SAB