

DOUGLAS COUNTY, NV **2021-962103**  
RPTT:\$1661.40 Rec:\$40.00  
\$1,701.40 Pgs=3 02/17/2021 01:10 PM  
ETRCO  
KAREN ELLISON, RECORDER

APN# : 1220-03-201-001  
RPTT: \$1,661.40

Recording Requested By:  
Western Title Company  
Escrow No.: 124252-SLA  
When Recorded Mail To:  
Kevin Charles Karosich and  
Sheryl Andrea Karosich  
1347 Elges Avenue  
Gardnerville, NV 89410

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 Ackermann

Escrow Officer

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**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,

Andrea E. Rajeski, Trustee of The Schaefer Family Trust u/d/t May 13, 2008

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

Kevin Charles Karosich and Sheryl Andrea Karosich, husband and wife as community property with right of survivorship

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, 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:

A parcel of land located within a portion of the Northwest 1/4 of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Parcel 2A for Parcel Map LDA 00-048 for Crestmore Village Apartments Limited Partnership filed for record September 4, 2001, in Book 0901, Page 65, as Document No. 522014, 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: 02/02/2021

Schaefer Family Trust U/D/T May 13, 2008

Andrea E. Rajeski  
Andrea E. Rajeski, Trustee

STATE OF Nevada

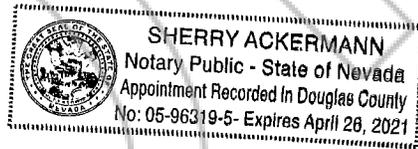
COUNTY OF Douglas } ss

This instrument was acknowledged before me on

February 4, 2021

By Andrea E. Rajeski.

Sherry Ackermann  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-03-201-001

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: \$426,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$426,000.00  
 Real Property Transfer Tax Due: \$1,661.40

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 One Acl Capacity Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: The Schaefer Family Trust u/d/t May 13, 2008  
 Address: 2668 Gordon Avenue  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Kevin Charles Karosich and Sheryl Andrea Karosich  
 Address: 1347 Elges Avenue  
 City: Gardnerville  
 State: NV Zip: 89410

**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. #: 124252-SLA

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