

DOUGLAS COUNTY, NV **2021-962650**
RPTT:\$2223.00 Rec:\$40.00
\$2,263.00 Pgs=3 02/26/2021 11:17 AM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
John Marian and Kathleen T. Marian, Trustees of the
Marian Family Trust dated August 21, 2017
24325 Crenshaw Blvd
Ste 292
Torrance, CA 90505

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 2100865-RLT

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.: 1420-33-602-001
R.P.T.T. \$ 2,223.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

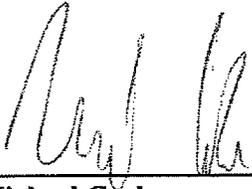
THIS INDENTURE WITNESSETH: That Michael Cooke, a single man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to John Marian and Kathleen T. Marian, Trustees of the Marian Family Trust
dated August 21, 2017

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.



Michael Cooke

STATE OF NEVADA
COUNTY OF DOUGLAS

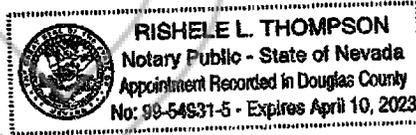
} ss:

This instrument was acknowledged before me on,
by Michael Cooke

2/24/2021

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02100865.



Escrow No. 2100865-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

A portion of the Southwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 33, Township 14 North, Range 20 East, M.D. B. & M., Douglas County, Nevada, more particularly described as follows:

BEGINNING at a point on the East right of way line of Vicky Avenue, from which the center 1/4 corner of said Section 33 bears South 52° 56' West a distance of 49.95 feet and at which point there is set in the ground a 1/2" diameter steel rod; thence North 0° 07' East along the East right of way line of said Vicky Avenue, a distance of 310.00 feet to a point where there is set in the ground a 1/2" diameter steel rod; thence South 89° 49' East a distance of 290.00 feet to a point where there is set in the ground a 1/2" diameter steel rod; thence South 0° 07' West a distance of 310.00 feet to a point where there is set in the ground a 1/2" diameter steel rod; thence North 89° 49' West a distance of 290.00 feet to the Point of Beginning.

Note: Document No. 2015-861003 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1420-33-602-001

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-33-602-001
 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'/Ind'l
 g. Agricultural h. Mobile Home
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 570,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 570,000.00
 d. Real Property Transfer Tax Due: \$ 2,223.00

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 _____ Capacity _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Michael Cooke
 Address: 614 West 3rd Street
 City: Carson City
 State: NV Zip: 89703

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: John Marian and Kathleen T. Marian,
 Trustees of the Marian Family Trust dated August
 21, 2017
 Address: 24325 Crenshaw Blvd, Ste 292
 City: Torrance, CA 90505
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02100865-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED