

DOUGLAS COUNTY, NV
RPTT:\$1657.50 Rec:\$40.00
\$1,697.50 Pgs=6
ETRCO
KAREN ELLISON, RECORDER

2021-962836

03/02/2021 12:47 PM

APN#: 1418-34-111-027
RPTT: \$1,657.50

Recording Requested By:

Western Title Company

Escrow No.: 124115-KDJ

When Recorded Mail To:

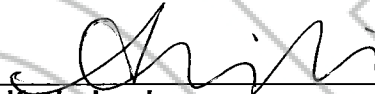
**Matthew M.E. Goodwin and
Nayla Armas-Ganoa
211 Lyons Ave
Glenbrook, NV 89413**

**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



Kayla Jacobsen

Escrow Officer

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,

Miklos Laborczy, III, an unmarried man; and Robert G. Kowalski and Julianne M. Kowalski, Trustees of the Kowalski Family Trust Dated March 4, 2019 as their interest may appear of record

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

Matthew M.E. Goodwin and Nayla Armas-Ganoa, husband and wife as joint tenants

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

Lot 5, Block 1, as shown on the Official Map of CAVE ROCK VILLAGE SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on October 5, 1953, as Document No. 9223, Official Records.

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

Dated: 02/16/2021

Kowalski Family Trust Dated March 4, 2019

[Signature] 2/20/2021
By Robert G. Kowalski, Date
Trustee

[Signature] 02/20/2021
By Julianne M. Kowalski, Date
Trustee

THIS DOCUMENT IS EXECUTED IN COUNTERPART
Miklos Laborczy, III Date

STATE OF _____

COUNTY OF _____

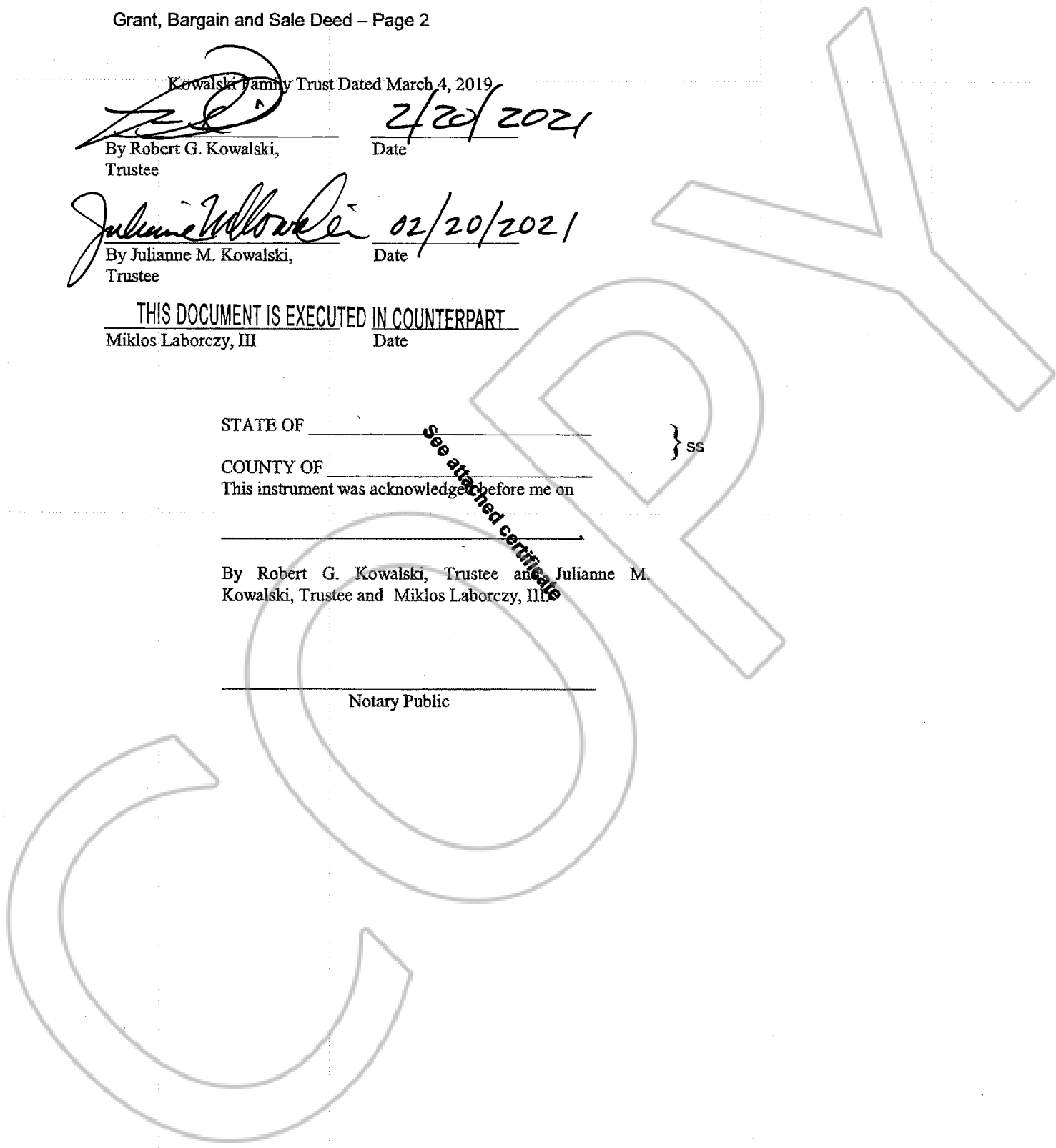
This instrument was acknowledged before me on

By Robert G. Kowalski, Trustee and Julianne M. Kowalski, Trustee and Miklos Laborczy, III.

Notary Public

See attached certificate

} ss



CALIFORNIA 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.

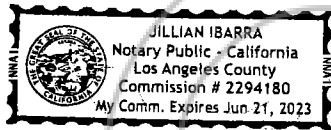
State of California }
County of Los Angeles----- }

On February 20, 2021 before me, Jillian Ibarra, Notary Public-----
Date Here Insert Name and Title of the Officer
personally appeared Robert G. Kawalski, Julianne M. Kawalski-----
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.



Place Notary Seal and/or Stamp Above

Signature Jillian Ibarra
Signature of Notary Public

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: _____ Number of Pages: 07

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer - Title(s): _____ Corporate Officer - Title(s): _____

Partner - Limited General Partner - Limited General

Individual Attorney in Fact Individual Attorney in Fact

Trustee Guardian or Conservator Trustee Guardian or Conservator

Other: _____ Other: _____

Signer is Representing: _____ Signer is Representing: _____

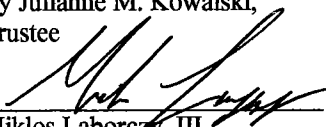
Kowalski Family Trust Dated March 4, 2019

THIS DOCUMENT IS EXECUTED IN COUNTERPART

By Robert G. Kowalski, _____ Date _____
Trustee

THIS DOCUMENT IS EXECUTED IN COUNTERPART

By Julianne M. Kowalski, _____ Date _____
Trustee


Miklos Laborczy, III _____ Date 2-23-21

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By Miklos Laborczy, III.

Notary Public

see attached notary

} ss

CALIFORNIA ACKNOWLEDGMENT

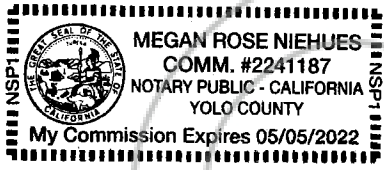
CIVIL CODE § 1189

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 Solano

On 02/23/2021 before me, Megan Rose Niehues, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Muklos Laborczy
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 [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

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: 02/23/2021 Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1418-34-111-027

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

FOR RECORDERS OPTIONAL USE ONLY
 NOTES: _____

3. Total Value/Sales Price of Property: \$424,900.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$424,900.00
 Real Property Transfer Tax Due: \$1,657.50

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 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: The Kowalski Family Trust Dated March 4, 2019
Address: 211 Lyons Ave
City: Glenbrook
State: NV **Zip:** 89413

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

Print Name: Matthew M.E. Goodwin and Nayla Armas-Ganoa
Address: 211 Lyons Ave
City: Glenbrook
State: NV **Zip:** 89413

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Carson Office
 2310 S. Carson St, Suite 5A
City/State/Zip: Carson City, NV 89701

Esc. #: 124115-KDJ