

A.P.N. 1420-30-002-006

**WHEN RECORDED RETURN TO:**

Lee A. Drizin, Esq.  
Lee A. Drizin, Chtd.  
2460 Professional Court, #110  
Las Vegas, Nevada 89128

**MAIL TAX STATEMENTS TO:**

John E. Tomasevic  
2830 Tamara Court  
Minden, NV 89423



00132984202109657450030033

KAREN ELLISON, RECORDER

E07

**GRANT, BARGAIN AND SALE DEED**

John E. Tomasevic, Successor Trustee of The Johanna Tomasevic Trust, dated November 10, 1999 and Amended on December 20, 2014 , for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **John E. Tomasevic as Trustee of The Tomasevic Living Trust dated November 10, 2014**, the Trust's entire interest in the following described real property in the County of Douglas, State of Nevada:

**See Exhibit "A"**

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

Dated this 11<sup>th</sup> day of March, 2021.

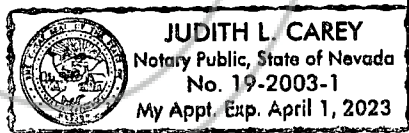
*John E. Tomasevic*  
\_\_\_\_\_  
John E. Tomasevic

STATE OF NEVADA    )  
                                  ) ss.  
COUNTY OF CLARK    )

On this 11<sup>th</sup> day of March, 2021 before me, personally appeared John E. Tomasevic, personally known to me or proved to me on the basis of satisfactory evidence, to be the persons whose name is subscribed to this instrument, and acknowledged that he executed it.

WITNESS my hand and official seal.

*Judith L. Carey*  
\_\_\_\_\_  
NOTARY PUBLIC



## EXHIBIT A

A portion of the W 1/2 of the SE 1/4 of Section 30, T. 14 N., R. 20 E., M.D.M., and more particularly described as being a portion of Parcel 17 as shown on that certain RECORD OF SURVEY FOR NEVIS INDUSTRIES, ALSO KNOWN AS DANGBERG ESTATES filed May 6, 1980, in the Office of the Douglas County Recorder, Book 580, Page 266, as Document Number 44253 and more fully described by metes and bounds as follows:

BEGINNING at a point on the right or easterly right-of-way line of US-395, 60.00 feet right of and at right angles to Highway Engineer's Station "SN" 356+52.14 P.O.T., said point of beginning further described as bearing N.79°48'58" W. a distance of 7,974.08 feet from a 2 1/2 INCH USGLO BRASS CAP STAMPED "T14N R20E S29/S32 1915" accepted as being the closing section corner common to Sections 29 and 32, T. 14 N., R. 20 E., M.D.M.; thence S. 0°37'25" W., along said easterly right-of-way, a distance of 1,237.76 feet; thence from a tangent which bears S. 0°37'20" W., curving to the left, continuing along said right-of-way line, with a radius of 51.00 feet, through an angle of 89°59'52", an arc distance of 80.11 feet to the northerly right-of-way line of Stephanie Way; then N. 89°15'50" W., along said northerly right-of-way line of Stephanie Way and continuing along said easterly right-of-way line of US-395, a distance of 65.00 feet to the former right or easterly right-of-way line of said US-395; thence N. 0°37'25" E., along said former easterly right-of-way line, a distance of 1,288.74 feet to the northerly parcel line of said Parcel 17; thence S. 88°56'52" E., along said northerly parcel line, a distance of 14.00 feet to the point of beginning; said parcel contains an area of 18,598 square feet.

Per NRS 111.312, this legal description was previously recorded as Document No. 2017-902124 on July 31, 2017.

APN 1420-30-002-006

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1420-30-002-006  
 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'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>TRUST OR BE</u>	

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 07  
 b. Explain Reason for Exemption: Transfer to Trust without consideration.

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 [Signature] Capacity: Attorney  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: John E. Tomasevic, SUCTR  
 Address: 2830 Tamara Court  
 City: Minden  
 State: NV                      Zip: 89423

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

Print Name: John E. Tomasevic, Trustee  
 Address: 2830 Tamara Court  
 City: Minden  
 State: NV                      Zip: 89423

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

Print Name: Lee A. Drizin, Chtd.  
 Address: 2460 Professional Ct., # 110  
 City: Las Vegas

Escrow # \_\_\_\_\_  
 State: NV                      Zip: 89128

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED