

DOUGLAS COUNTY, NV **2021-967070**  
RPTT:\$7215.00 Rec:\$40.00  
\$7,255.00 Pgs=4 **05/07/2021 02:38 PM**  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

A.P.N.: 1318-10-412-015

**RECORDING REQUESTED BY:**  
Signature Title Company LLC  
212 Elks Point Road, Suite 445, P.O. Box 10297  
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND  
TAX STATEMENTS TO:**

Richard Prescott Nasser  
511 Rollins Road  
Burlingame CA 94010

**Escrow No.: ZC3103-JL**

RPTT \$7,215.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH : That

**Karen L. Hernandez, an unmarried woman**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,  
Bargain, Sell, and Convey to:

**Richard Prescott Nasser, A Single Man**

all that real property in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

**See Attached Exhibit "A"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in  
anywise appertaining.

**Signature Page attached and made a part hereof.**


Karen L. Hernandez  
Karen L. Hernandez

STATE OF NEVADA }  
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on 5/7/2021.

by Karen L. Hernandez

J. Lane (seal)  
Notary Public

 J. LANE  
Notary Public-State of Nevada  
APPT. NO. 98-1380-5  
My Appt. Expires 04-09-2025

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

All that portion of Lots 8, 9, and 10 of Zephyr Heights No. 3 Subdivision, filed for record on October 5, 1953, as Document No. 9224, more particularly described as follows:

Beginning at the Southeast corner of Lot 9;  
Thence North  $52^{\circ}28'39''$  West 33.33 feet;  
Thence South  $61^{\circ}18'48''$  West 43.14 feet;  
Thence North  $50^{\circ}32'20''$  West 14.28 feet;  
Thence North  $46^{\circ}24'26''$  West 65.58 feet;  
Thence South  $65^{\circ}47'54''$  West 80.30 feet;  
Thence North  $24^{\circ}19'15''$  West 15.00 feet;  
Thence North  $65^{\circ}47'54''$  East 108.67 feet;  
Thence North  $46^{\circ}13'42''$  East 112.88 feet;  
Thence along a curve concave to the Northeast with a radius of 180 feet, a central angle of  $25^{\circ}11'21''$  and an arc length of 79.13 feet, the chord of said curve bears South  $56^{\circ}21'59''$  East 78.50 feet;  
Thence South  $21^{\circ}02'21''$  West 121.92 feet to the Point of Beginning.

Said land being further shown on Record of Survey supporting a Lot Line Adjustment, filed for record with the Douglas County Recorder on November 23, 1993, in Book 1193, at Page 4814, as Document No. 323351, Official Records of Douglas County, Nevada.

That portion of Lot 9 of Parcel 1 is now described as follows:

All that portion of Lot 9, of Zephyr Heights No. 3, as shown on the Subdivision Map, Document No. 323351, of the Douglas County Recorder's Office, located within a portion of the Southwest one-quarter of Section 10, Township 13 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Commencing at the Southeast corner of said Lot 9 which bears N.  $55^{\circ}15'38''$  W., 1768.14 feet from South One-Quarter Corner of said Section 10, thence N.  $21^{\circ}01'03''$  E., 27.96 feet to the POINT OF BEGINNING:

Thence N.  $52^{\circ}27'16''$  W., 33.25 feet;  
Thence S.  $21^{\circ}01'03''$  W., 27.96 feet;  
Thence S.  $61^{\circ}20'23''$  W., along the Southerly line of said Lot 9, 43.24 feet;  
Thence continuing along said Southerly line N.  $51^{\circ}31'42''$  W., 14.27 feet;  
Thence continuing along said Southerly line N.  $46^{\circ}17'25''$  W., 65.62;  
Thence continuing along said Southerly line S.  $65^{\circ}47'54''$  W., 80.30 feet, to the Northerly right-of-way line of South Martin Drive;  
Thence N.  $24^{\circ}19'15''$  W., along said Northerly right-of-way line 15.00 feet;  
Thence N.  $65^{\circ}47'54''$  E., along the Westerly line of said Lot 9, 108.67 feet;

Thence continuing along said Westerly line N. 46°13'42" E., 112.86 feet to a point on the Southerly right-of-way line of North Martin Drive, as shown on the aforementioned Lot Line Adjustment Map;

Thence along said Southerly right-of-way line, 79.16 feet along the arc of a curve to the left, having a central angle of 25°11'59" and a radius of 179.98 feet. (chord bears S. 56°21'22"E., 78.52 feet);

Thence S. 21°01'03" W., 93.74 feet to the POINT OF BEGINNING

Parcel 2:

Together with an exclusive easement for access, driveway and landscape purposes with the right to fence, pave and construct retaining walls over the following described portion of said Lot 10, Zephyr Heights No. 3:

Commencing at the most Westerly corner of Lot 10;  
Thence South 24°19'15" East 15.00 feet to the POINT of Beginning;  
Thence North 65°47'54" East 80.30 feet;  
Thence South 46°24'46" East 65.58 feet;  
Thence North 65°08'47" West 68.25 feet;  
Thence South 75°25'35" West 61.06 feet to the Point of Beginning.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED March 22, 2002 AS INSTRUMENT NO. 537691, APN: 1318-10-412-015

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1318-10-412-015
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property:

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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$1,850,000.00  
Transfer Tax Value \$1,850,000.00  
Real Property Transfer Tax Due: \$7,215.00

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 X Karen Hernandez Karen L. Hernandez  
Signature \_\_\_\_\_ Richard Prescott Nasser

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Karen L. Hernandez  
Address: 435 Bavarian Drive  
Carson City NV 89705

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Richard Prescott Nasser  
Address: 511 Rollins Road  
Burlingame CA 94010

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

Print Name: Signature Title Company LLC Escrow #: ZC3103-JL  
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED