

DOUGLAS COUNTY, NV

2021-967897

RPTT:\$19500.00 Rec:\$40.00

\$19,540.00 Pgs=3

05/21/2021 02:27 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1318-03-210-017
R.P.T.T.: \$19,500.00
Escrow No.: 21016988-DR
When Recorded Return To:
Kalyan Singh Mayo Trust dated June 13,
2018
8711 N. Via La Ferena
Scottsdale, AZ 85253

Mail Tax Statements to:
Kalyan Singh Mayo Trust dated June 13,
2018
8711 N. Via La Ferena
Scottsdale, AZ 85253

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lori Lutes, Trustee of The Echo Leonetti 1999 Trust dated April 5, 1999 as to a ninety percent (90%) interest and Lori Lutes, a married woman as her sole and separate property, as to a ten percent (10%) interest

do(es) hereby Grant, Bargain, Sell and Convey to

Simerdeep S. Mayo and Vicki Mayo, Trustees of Kalyan Singh Mayo Trust dated June 13, 2018

all that real property situated in the County of DOUGLAS , State of Nevada, described as follows:

PARCEL NO. 1:

ALL THAT PORTION OF PARCEL A AS SHOWN ON THE MAP OF SKYLAND SUBDIVISION NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 27, 1958, AS FILE NO. 12967, THAT IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 31 IN SAID SUBDIVISION, THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID PARCEL A, THE FOLLOWING COURSES AND DISTANCES: NORTH 53° 35' 30" WEST 57.63 FEET; NORTH 6° 54'40" WEST 33.24 FEET; NORTH 47° 49' WEST 43.18 FEET; SOUTH 34° 52'30" WEST 40.22 FEET; THENCE SOUTH 54° 02' WEST 16.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID PARCEL A, THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 54° 02' WEST 123.62 FEET, AND SOUTH 15° 33' WEST A DISTANCE OF 34.00 FEET; THENCE LEAVING SAID LINE SOUTH 74° 27' EAST 105.00 FEET; THENCE NORTH 0° 22' 20" WEST 11.00 FEET; THENCE NORTH 21° 19' 53" EAST 29.66 FEET; THENCE NORTH 1° 38' 29" WEST A DISTANCE OF 94.92 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR INGRESS TO AND EGRESS FROM THE ABOVE-DESCRIBED PARCEL TO SKYLAND COURT, AS SHOWN ON THE MAP OF SKYLAND SUBDIVISION NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 27, 1958, OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF LOT 32 IN SAID SUBDIVISION, THENCE SOUTH 89°

48' 10" WEST A DISTANCE OF 166.87 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0° 11' 50" EAST ALONG THE WESTERLY LINE OF SAID LOT 32 A DISTANCE OF 69.28 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL A, AS SHOWN ON THE MAP OF SAID SUBDIVISION; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL A THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 60° 38'50" WEST 107.02 FEET; AND NORTH 45° 21' WEST A DISTANCE OF 60.41 FEET; THENCE LEAVING SAID LINE NORTH 47° 37' 40" EAST A DISTANCE OF 12.82 FEET; THENCE NORTH 0° 22' 20" WEST A DISTANCE OF 69.27 FEET; THENCE NORTH 21° 19' 53" EAST 29.66 FEET; THENCE SOUTH 89° 38' 00" EAST 45.34 FEET; THENCE SOUTH 16° 55' 13" EAST 63.98 FEET; THENCE NORTH 89° 48' 10" EAST A DISTANCE OF 52.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 31 AS SHOWN ON THE MAP OF SAID SUBDIVISION; THENCE ALONG SAID LINE SOUTH 0° 11' 50" EAST A DISTANCE OF 45.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE ALONG THE SOUTHERLY LINE OF LOT 31 AND LOT 30 NORTH 89° 48' 10" A DISTANCE OF 150.00 FEET; THENCE SOUTH 34° 11' 10" EAST A DISTANCE OF 30.15 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 31 OF SAID SKYLAND SUBDIVISION NO. 1 AS SHOWN ON THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 27, 1958 AS FILE NO. 12967; THENCE 0° 11' 50" WEST ALONG THE WEST LINE OF SAID LOT 31, 45.00 FEET; THENCE SOUTH 89° 48' 10" WEST 52.00 FEET; THENCE NORTH 16° 55' 13" WEST 63.98 FEET; THENCE NORTH 89° 38' 00" WEST 45.34 FEET; THENCE SOUTH 21° 19' 53" WEST 29.66 FEET; THENCE SOUTH 0° 22' 20" EAST 11.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0° 22' 20" EAST 58.57 FEET; THENCE SOUTH 47° 37' 40" WEST 12.82 FEET; THENCE SOUTH 45° 21' 00" EAST 60.10 FEET; THENCE NORTH 3° 03' 50" WEST 101.73 FEET; THENCE NORTH 74° 27' 00" WEST 29.30 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING EASTERLY OF THE EASTERN BOUNDARY OF PARCEL "A", AS SAID PARCEL "A" IS SHOWN UPON THE OFFICIAL MAP OF SKYLAND SUBDIVISION NO. 1, HEREIN REFERRED TO.

PARCEL NO. 3:

PERPETUAL RIGHT OF ACCESS TO THE WATER OF LAKE TAHOE FOR BEACH AND RECREATIONAL PURPOSES AS SET FORTH AND AS RESERVED IN DEED FROM STOCKTON GARDEN HOMES, INC. A CALIFORNIA CORPORATION, RECORDED FEBRUARY 5, 1960, IN BOOK 1 OF DEEDS, PAGE 268 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 5, 1999 IN BOOK 899, PAGE 923 AS INSTRUMENT NO. 473878, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

APN: 1318-03-210-017

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

Page 2 of the Grant, Bargain, Sale Deed (signature page).

Escrow No.: 21016988-DR

Dated this 20th day of May, 2021.

The Echo Leonetti 1999 Trust dated April 5, 1999

BY: [Signature]
Lori Lutes, Trustee

[Signature]
Lori Lutes

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 20 day of May, 2021, by Lori Lutes, as Trustee of The Echo Leonetti 1999 Trust dated April 5, 1999 and Lori Lutes.

[Signature]
Notary Public

DENA REED
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-03-210-017
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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
 Document/Instrument No.: _____
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sale Price of Property: \$5,000,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$5,000,000.00
 d. Real Property Transfer Tax Due: \$19,500.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lori Lutes, Trustee of The Echo Leonetti
1999 Trust dated April 5, 1999 and Lori
 Address: 2443 Fair Oaks Blvd #396
 City: Sacramento
 State: CA Zip: 95825

Print Name: Simerdeep S. Mayo and Vicki Mayo,
Trustees of Kalyan Singh Mayo Trust
dated June 13, 2018
 Address: 8711 N. Via La Ferena
 City: Paradise Valley
 State: Arizona Zip: 85253

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21016988-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED