

DOUGLAS COUNTY, NV **2021-969201**
RPTT:\$2336.10 Rec:\$40.00
\$2,376.10 Pgs=3 **06/16/2021 10:41 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

| | |
|--|----------------------|
| A.P.N. No.: | 1220-24-101-010 |
| R.P.T.T. | \$2,336.10 |
| File No.: | 1265421 SA |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Nikolai Kolupaev and Shannon Kolupaeva | |
| 1824 Pinto Circle | |
| Gardnerville, NV 89410 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Anthony Seghieri and Desiree A. Seghieri, an unmarried woman who acquired title as Anthony Seghieri, a single man and Desiree A. Bennett, a single woman as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Nikolai Kolupaev and Shannon Kolupaeva, husband and wife as joint tenants** all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: June 15, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Anthony Seghieri
Anthony Seghieri

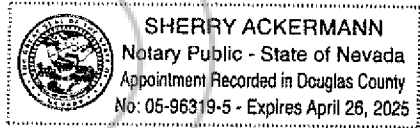
Desiree A. Seghieri
Desiree A. Seghieri

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 14 day of June, 2021
By: Anthony Seghieri

Signature: [Signature]
Notary Public

My Commission Expires: 4-26-2025



State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 15 day of June, 2021
By: Desiree A. Seghieri

Signature: [Signature]
Notary Public

My Commission Expires: June 8, 2022

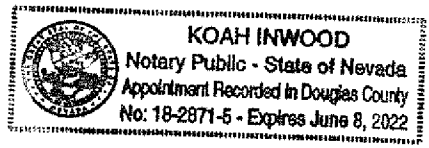
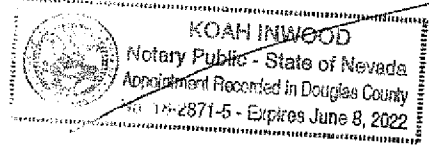


EXHIBIT "A" LEGAL DESCRIPTION

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

A parcel of land being situated in the Northwest 1/4 of Section 24, Township 12 North, Range 20 East, M.D.B.&M.; and further being a portion of Lot 26, as shown on the official map of RUHENSTROTH RANCHOS SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on April 14, 1965, as Document No. 27706, described as follows:

Parcel 3, as set forth on that certain Parcel Map for WAYNE R. WITTE, et ux; and DENNIS V. RUSLER, et ux, filed for record in the office of the County Recorder of Douglas County, Nevada, on September 30, 1977, in Book 977, Page 1842, as Document No. 13534 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-24-101-010
 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: _____

3. a. Total Value/Sales Price of Property \$ 599,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 599,000.00
 d. Real Property Transfer Tax Due \$ 2,336.10

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 *[Handwritten Signature]* Capacity Grantor - Escrow
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Anthony Seghieri and Desiree A. Seghieri
 Address: 1824 Pinto Circle
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Nikolai Kolupaev and Shannon Kolupaeva
 Address: 1824 Pinto Circle
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1265421 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED