

DOUGLAS COUNTY, NV
RPTT:\$5187.00 Rec:\$40.00
\$5,227.00 Pgs=2 2021-969859
06/28/2021 01:08 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

| | |
|--------------------------------|----------------------|
| A.P.N. No.: | 1320-26-002-017 |
| R.P.T.T. | \$ 5,187.00 |
| File No.: | 1265547 KJ |
| Recording Requested By: | |
| Stewart Title Company | |
| Mail Tax Statements To: | <i>Same as below</i> |
| When Recorded Mail To: | |
| Elaine M. Rotelli | |
| 10144 Bloomfield Avenue | |
| Cypress, CA 90630 | |

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Patrick Edward Rozier and Teri Lynn Rozier, Trustees, or any successors in trust under the Rozier Family Revocable Trust dated 22 August 2019** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Elaine M. Rotelli, an unmarried woman**, all that real property situated in the 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:

Parcel 1-A as set forth on that certain Parcel Map for Forge Inc., located in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, filed for record in the office of the County Recorder of Douglas County, Nevada on October 8, 1985 in Book 1085 at Page 1001 as Document No. 125018, Official Records.

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: 06/16/2021

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

Rozier Family Revocable Trust

By: [Signature] Trustee
Patrick Edward Rozier, Trustee

By: [Signature] Trustee
Teri Lynn Rozier, Trustee

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the June 16th day of June 16th, 2021
By: Patrick Edward Rozier and Teri Lynn Rozier, as Trustees of Rozier Family Revocable Trust.

Signature: [Signature]
Notary Public
Cynthia Haggard
My Commission Expires: 3-12-25



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-26-002-017
 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 \$ 1,330,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,330,000.00
 d. Real Property Transfer Tax Due \$ 5,187.00

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%
 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 Trustee Grantor
 Signature [Handwritten Signature] Capacity Trustee Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Rozier Family Revocable Trust
 Address: 1640 East Valley Road
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Elaine M. Rotelli
 Address: 10144 Bloomfield Avenue
 City: Cypress
 State: CA Zip: 90630

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1265547 KJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED