

A.P.N.: 1220-12-210-021
File No: 143-2625208 (et)
R.P.T.T.: \$3,529.50

When Recorded Mail To: Mail Tax Statements To:
Andrey Jivsov
1937 Montecito Ave
Mountain View, CA 94043

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

James M. Wiley and Sally D. Wiley, Trustees, or their successors in Trust, under The James and Sally Wily Living Trust dated October 20, 2000, and any amendments thereto

do(es) hereby *GRANT, BARGAIN and SELL* to

Andrey Jivsov, an unmarried man

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

PARCEL 1-C, AS SET FORTH ON PARCEL MAP LDA 98-078 FOR ALTON A. & SUSAN L. ANKER AND HARRY & BILLIE TEDSEN, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON APRIL 14, 1999, IN BOOK 499, PAGE 2739; DOCUMENT NO. 465694, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

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.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

James M. Wiley and Sally D. Wiley, Trustees, or their successors in Trust, under The James and Sally Wiley Living Trust dated October 20, 2000, and any amendments thereto

James M. Wiley, Trustee

Sally D. Wiley, Trustee

STATE OF ~~NEVADA~~ IN Oregon)
COUNTY OF ~~DOUGLAS~~ Curry) ss.

This instrument was acknowledged before me on June 18, 2021 by James M. Wiley and Sally D. Wiley, Trustees.

Marsha Rae Hagestad
Notary Public
(My commission expires: 12/21/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2625208.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-12-210-021
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$905,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$905,000.00
 d) Real Property Transfer Tax Due \$3,529.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: [Signature]

Signature: _____

Capacity: _____

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

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

The James and Sally Wiley Living

Print Name: Trust

Print Name: Andrey Jivsov

Address: 98059 Gerlach Ln Apt 372

Address: 1937 Montecito Ave

City: Brookings

City: Mountain View

State: OR Zip: 97412

State: CA Zip: 94043

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

First American Title Insurance

Print Name: Company

File Number: 143-2625208 et/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)