

APN: 1320-30-212-011
R.P.T.T.: \$1,462.50
Escrow No.: 21016358-DR
When Recorded Return To:
Hans Epstein
P O Box 4274
Stateline, NV 89449

Mail Tax Statements to:
Hans Epstein
P O Box 4274
Stateline, NV 89449

DOUGLAS COUNTY, NV
RPTT:\$1462.50 Rec:\$40.00
\$1,502.50 Pgs=2
2021-973591
09/03/2021 03:25 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Carol Ann Turk, Personal Representative of The Estate of Richard M. Kristy per Case No. 2021-PB-00075 filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas

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

Hans Epstein, a Single Man and Leslie K. Oslin, a Single Woman as Joint Tenants with the Right Of Survivorship

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

Lot 11, in Block A, of Westwood Park, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on May 1st, 1986, as Document No. 134244.

Together with an undivided 1/11th interest in and to the common area lying with the interior lines of the above mentioned subdivision.

Assessors Parcel No.: 1320-30-212-011

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

Dated this 3rd day of September, 2021.

The Estate of Richard M. Kristy

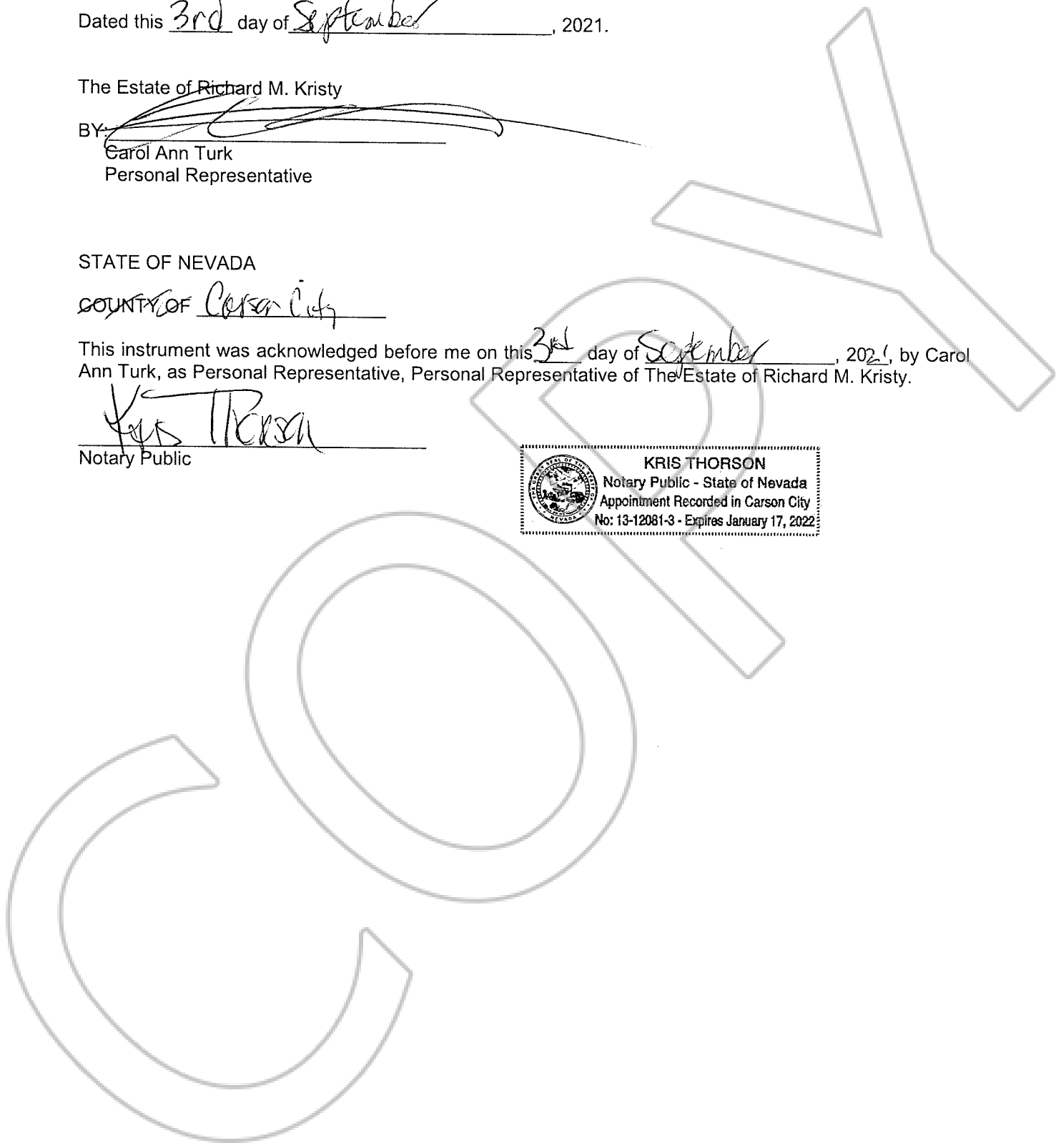
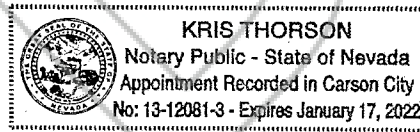
BY: [Signature]
Carol Ann Turk
Personal Representative

STATE OF NEVADA

COUNTY OF Carson City

This instrument was acknowledged before me on this 3rd day of September, 2021, by Carol Ann Turk, as Personal Representative, Personal Representative of The Estate of Richard M. Kristy.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-212-011
 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: \$375,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$375,000.00
 d. Real Property Transfer Tax Due: \$1,462.50

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: <u>The Estate of Richard M. Kristy</u>	Print Name: <u>Hans Epstein and Leslie K. Oslin</u>
Address: <u>1762 Clover Court</u>	Address: <u>P O Box 4274</u>
City: <u>Minden</u>	City: <u>Stateline</u>
State: <u>NV</u> Zip: <u>89423</u>	State: <u>Nevada</u> Zip: <u>89449</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21016358-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