

DOUGLAS COUNTY, NV **2021-974624**
RPTT:\$10140.00 Rec:\$40.00
\$10,180.00 Pgs=4 **09/27/2021 01:56 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1318-03-110-028
R.P.T.T.	\$10,140.00
File No.:	1345997 sa
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
James E. Alvarez	
22911 Via Orvieto	
Dana Point, CA 92629	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christopher S. Nushawg and Diane A. Nushawg, Trustees of The Nushawg Trust created on February 1, 2003**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James E. Alvarez, a married man as his sole and separate property** 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: 9-10-2021

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

Christopher S. Nushawg and Diane A. Nushawg,
Trustees of The Nushawg Trust created on
February 1, 2003

By: *Christopher S. Nushawg* Date: 9-10-21
Christopher S. Nushawg, Trustee

By: *Diane A. Nushawg* Date: 9-10-21
Diane A. Nushawg, Trustee

State of _____)
) ss
County of _____)

This instrument was acknowledged before me on the _____ day of _____, 2021
By: The Nushawg Trust as Trustees of Christopher S. Nushawg and Diane A. Nushawg, Trustees of The
Nushawg Trust created on February 1, 2003

Signature: _____
Notary Public

My Commission Expires: _____

PLEASE SEE
NOTARY ATTACHMENT

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

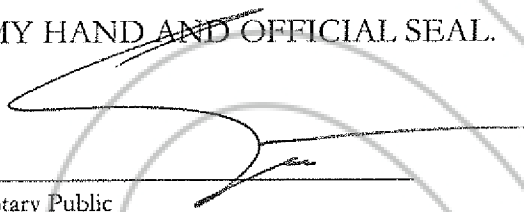
County of San Mateo

On 09/10/2021 before me, Soheil Michael Taherian, Notary Public, personally appeared

Christopher S. Neshawg, Diane A. Neshawg

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.



Signature of Notary Public



(Notary Seal)

OPTIONAL INFORMATION

The acknowledgment contained within this document is in accordance with California law. Any certificate of acknowledgement performed within the State of California shall use the preceding wording pursuant to Civil Code section 1189. An acknowledgment cannot be affixed to a document sent by mail or otherwise delivered to a notary public, including electronic means, whereby the signer did not personally appear before the notary public, even if the signer is known by the notary public. In addition, the correct notarial wording can only be signed and sealed by a notary public. The seal and signature cannot be affixed to a document without the correct notarial wording.

DESCRIPTION OF ATTACHED DOCUMENT

(Title of document)

Number of Pages _____ (Including acknowledgment)

Document Date _____

CAPACITY CLAIMED BY SIGNER

- _____ Individual
- _____ Corporate Officer
- _____ Partner
- _____ Attorney-In-Fact
- _____ Trustee
- _____ Other: _____

EXHIBIT "A"
LEGAL DESCRIPTION

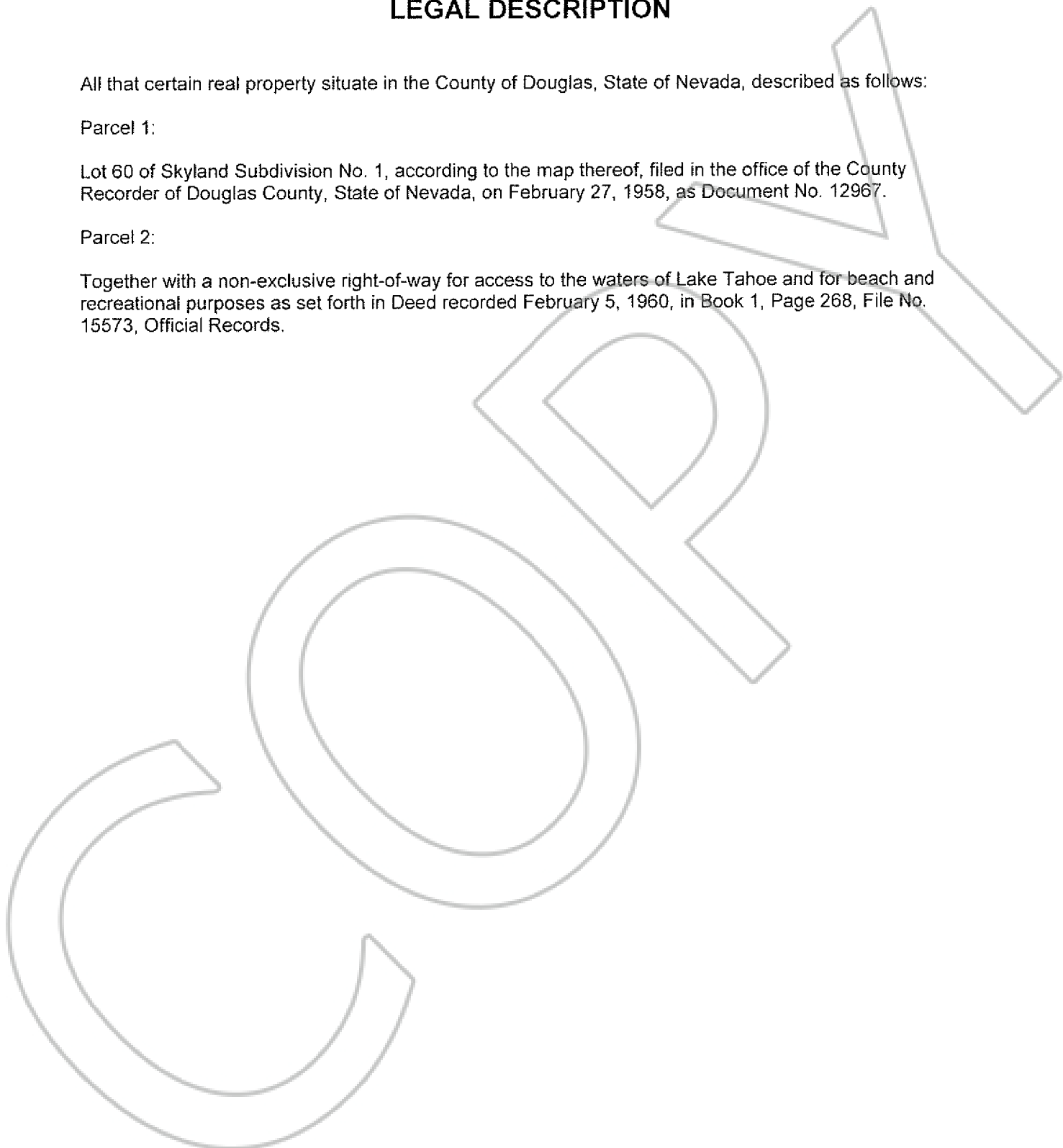
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

Lot 60 of Skyland Subdivision No. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 27, 1958, as Document No. 12967.

Parcel 2:

Together with a non-exclusive right-of-way for access to the waters of Lake Tahoe and for beach and recreational purposes as set forth in Deed recorded February 5, 1960, in Book 1, Page 268, File No. 15573, Official Records.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-03-110-028
 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 \$ 2,600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 2,600,000.00
 d. Real Property Transfer Tax Due \$ 10,140.00

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 On All Capacity _____ Grantor Escrow
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Christopher S. Nushawg and Diane A. Nushawg, Trustees of The Nushawg Trust created on February 1, 2003
 Address: 376 Middlefield Road
 City: Atherton
 State: CA Zip: 94029

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: James E. Alvarez
 Address: 22911 Via Orvieto
 City: Dana Point
 State: CA Zip: 92629

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1345997 sa
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410