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

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

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;

Dana Point, CA 92629

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: Date: 9 - 10 - 21 Christopher S. Nushawg, Trustee By: Diahe A. Nushawg, Trustee	
State of)	
County of) ss	
This instrument was acknowledged before me on the day of By: The Nushawg Trust as Trustees of Christopher S. Nushawg and Diane A. Nushawg, Nushawg Trust created on February 1, 2003	, 2021 Trustees of The
Signature:	
Notary Public PEASE SEE	
My Commission Expires:	

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	\ \
County of Carl Meteo	
On 09 / 10 / 2021 before me, Soheil Michael	Taherian Notary Public personally appeared
	ne A. Nushawa -
who proved to me on the basis of satisfactory	
is/are subscribed to the within instrument and acknow	
in his/her/their authorized capacity(ies), and that by	/
person(s), or the entity upon behalf of which t	
I certify under Penalty of Perjury under the laws of the	e State of California that the foregoing paragraph
is true and correct.	િક્ષામાલના વાલાગામાલના સામાયાલા પ્રાથમિક પ્રામિક પ્રાથમિક પ્રામિક પ્રાથમિક પ્રાથમ
WITNESS MY HAND AND OFFICIAL SEA	T POLICE MICH STOLEN TANIFORM
	NOTARY PUBLIC - CALIFORNIA BE SANTA CLARA COUNTY
	Му Сотт. Ехр. Ост. 29, 2022
, direct	
Signature of Notary Public	(Notary Seal)
OPTIONAL INFO	ORMATION
\ \	\ \
The acknowledgment contained within this document is in accordant performed within the State of California shall use the preceding wordi	
ment cannot be affixed to a document sent by mail or other	
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 of	
and signature cannot be affixed to a document without the con	rrect notarial wording.
A CONTRACTOR OF THE CONTRACTOR	CADACIONI CI AIMED DU SICNED
DESCRIPTION OF ATTACHED DOCUMENT	CAPACITY CLAIMED BY SIGNER
	* * * .
(Title of document)	Individual Corporate Officer
Number of Pages(Including acknowledgment)	Partner
	Attorney-In-Fact
Document Date	Trustee

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

Assessor Parcel Number	er(s)				<u> </u>
a) <u>1318-03-110-028</u>					
b)				- (1
c)				\ \	\
13				1	\
2. Type of Property:				1	\
a.□ Vacant Land	b.⊠ Single Fam. Res.	FOR RECOR	PDERS OPT	IONAI	LISE ONLY
	-				1 1
c.□ Condo/Twnhse	d.□ 2-4 Plex			_ Page	\ \ \
e.⊟ Apt. Bldg.	f. 🗆 Comm'l/Ind'l	Date of Reco	ording:		
g.□ Agricultural	h.□ Mobile Home	Notes:		The Real Property lies, the Post of the Po	_ \ \
☐ Other					
				The same of the sa	N
2 - T-tal Value/Cales Drie	e of Dranorty	£ 2 600 000 00			_ /
3. a. Total Value/Sales Price		\$ 2,600,000.00	<u> </u>		
	osure Only (value of property				
c. Transfer Tax Value:	/	\$ 2,600,000.00			
d. Real Property Transfe	er Tax Due	\$ <u>10,140.00</u>			
			1 1		
4. If Exemption Claimed		\)]		
	iption per NRS 375.090, Sec	ction	<i>L 1</i>		
b. Explain Reason for	Exemption:	/	/ <u> </u>		
					_
5. Partial Interest: Perce	ntage being transferred:	100%			
5. Partial Interest: Percer The undersigned declares	ntage being transferred: and acknowledges, under p		oursuant to I	NRS 3	75.060
The undersigned declares	and acknowledges, under p	enalty of perjury,	oursuant to I their informa	NRS 3	75.060 nd belief
The undersigned declares and NRS 375.110, that the	and acknowledges, under perinformation provided is con	enalty of perjury, prect to the best of	their informa	ation ar	nd belief,
The undersigned declares and NRS 375.110, that the and can be supported by d	and acknowledges, under p information provided is con ocumentation if called upon	enalty of perjury, prect to the best of the substantiate the	their informa e informatio	ation ar n provi	nd belief, ded herein.
The undersigned declares and NRS 375.110, that the and can be supported by d Furthermore, the parties ag	and acknowledges, under perinformation provided is consocumentation if called upon gree that disallowance of an	penalty of perjury, prect to the best of to the best of to substantiate the y claimed exempti	their informa e informatio ion, or other	ation ar n provi detern	nd belief, ded herein. nination of
The undersigned declares and NRS 375.110, that the and can be supported by d Furthermore, the parties agadditional tax due, may res	and acknowledges, under perinformation provided is condocumentation if called upongree that disallowance of anoult in a penalty of 10% of the	penalty of perjury, prect to the best of the to substantiate the claimed exemption tax due plus interest.	their informa e informatio ion, or other erest at 1% p	ation ar n provi deterr per mo	nd belief, ded herein. nination of nth. Pursuant
The undersigned declares and NRS 375.110, that the and can be supported by d Furthermore, the parties agadditional tax due, may res	and acknowledges, under perinformation provided is consocumentation if called upon gree that disallowance of an	penalty of perjury, prect to the best of the to substantiate the claimed exemption tax due plus interest.	their informa e informatio ion, or other erest at 1% p	ation ar n provi deterr per mo	nd belief, ded herein. nination of nth. Pursuant
The undersigned declares and NRS 375.110, that the and can be supported by d Furthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer	and acknowledges, under perinformation provided is condocumentation if called upongree that disallowance of anoult in a penalty of 10% of the	penalty of perjury, penalty of perjury, percent to the best of a to substantiate the claimed exemption tax due plus intended and severally liable	their information information ion, or other erest at 1% p ifor any add	ation ar n provi deterr per mo sitional	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by d Furthermore, the parties agadditional tax due, may res	and acknowledges, under perinformation provided is condocumentation if called upongree that disallowance of anoult in a penalty of 10% of the	penalty of perjury, prect to the best of the to substantiate the claimed exemption tax due plus interest.	their information information ion, or other erest at 1% p ifor any add	ation ar n provi deterr per mo sitional	nd belief, ded herein. nination of nth. Pursuant
The undersigned declares and NRS 375.110, that the and can be supported by d Furthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer	and acknowledges, under perinformation provided is condocumentation if called upongree that disallowance of anoult in a penalty of 10% of the	penalty of perjury, penalty of perjury, percent to the best of a to substantiate the claimed exemption tax due plus intended and severally liable	their information information ion, or other erest at 1% p ifor any add	ation ar n provi deterr per mo sitional	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by defurthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer Signature	and acknowledges, under perinformation provided is condocumentation if called upongree that disallowance of anoult in a penalty of 10% of the	penalty of perjury, prect to the best of the to substantiate the claimed exemption of the claimed exemption of the claimed severally liables. Capacity	their information information ion, or other erest at 1% p ifor any add	ation ar n provi deterr per mo sitional	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by d Furthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer	and acknowledges, under perinformation provided is condocumentation if called upongree that disallowance of anoult in a penalty of 10% of the	penalty of perjury, penalty of perjury, percent to the best of a to substantiate the claimed exemption tax due plus intended and severally liable	their information ion, or other erest at 1% per for any add	ation ar n provi deterr per mo sitional	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by defurthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer Signature	and acknowledges, under perinformation provided is constituted in collection and in called upon gree that disallowance of an sult in a penalty of 10% of the rand Seller shall be jointly a	penalty of perjury, prect to the best of the to substantiate the substantiate the substantiate the substant of	their information ion, or other erest at 1% per erest at 1% pe	ation ar n provi deterr per mo litional	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by defurthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer Signature	and acknowledges, under perinformation provided is constituted in collection and in called upon gree that disallowance of an sult in a penalty of 10% of the rand Seller shall be jointly a	penalty of perjury, prect to the best of the total to the best of the total to substantiate the substantiate the substant of the tax due plus integrand severally liable and capacity Capacity BUYER (GRAN	their information ion, or other erest at 1% per for any add Granter Grantee Grantee	ation ar n provi deterr per mo litional	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by defurthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer Signature	and acknowledges, under parinformation provided is confocumentation if called upongree that disallowance of an sult in a penalty of 10% of the rand Seller shall be jointly a	penalty of perjury, penalty of perjury, percent to the best of the to substantiate the substantiate the personal persona	their informate information, or other erest at 1% per for any add Granter Grantee OTEE) INFO EQUIRED)	ation are n provide determoner modificational	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by described Furthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer Signature Signature SELLER (GRANTOR) INF (REQUIRED)	and acknowledges, under perinformation provided is confocumentation if called upongree that disallowance of an sult in a penalty of 10% of the rand Seller shall be jointly a	penalty of perjury, prect to the best of the total to the best of the total to substantiate the substantiate the substant of the tax due plus integrand severally liable and capacity Capacity BUYER (GRAN	their informate information, or other erest at 1% per for any add Granter Grantee OTEE) INFO EQUIRED)	ation are n provide determoner modificational	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by described Furthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer Signature Signature SELLER (GRANTOR) INF (REQUIRED) Print Name: Christopher Standard Print Name: Signature Signature (REQUIRED)	and acknowledges, under perinformation provided is confocumentation if called upongree that disallowance of an sult in a penalty of 10% of the rand Seller shall be jointly a CORMATION S. Nushawg and Diane A.	penalty of perjury, prect to the best of the substantiate the y claimed exemption tax due plus integrand severally liable. Capacity Capacity BUYER (GRANCE) Print Name: James of the precent of the period of th	their information ion, or other erest at 1% per for any add Granter Grantee Grantee TEE) INFO EQUIRED) ames E. Alva	ation are n provide determoner mo litional	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by defurthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer Signature Signature SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: Christopher Signature, Nushawg, Tri	and acknowledges, under parinformation provided is confocumentation if called upongree that disallowance of an sult in a penalty of 10% of the rand Seller shall be jointly a CORMATION S. Nushawg and Diane A. ustees of The Nushawg	rect to the best of it to substantiate the y claimed exemption tax due plus into and severally liable. Capacity Capacity BUYER (GRAN (REA) (REA) (REA) (Address: 229	their information ion, or other erest at 1% per for any add Granter Grantee Grantee NTEE) INFO EQUIRED) ames E. Alva	ation are n provide determoner mo litional	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by defurthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer Signature Signature SELLER (GRANTOR) INF (REQUIRED) Print Name: Christopher Signature Trust created	and acknowledges, under parinformation provided is confocumentation if called upongree that disallowance of an sult in a penalty of 10% of the rand Seller shall be jointly a CORMATION S. Nushawg and Diane A. ustees of The Nushawg I on February 1, 2003	rect to the best of it to substantiate the y claimed exemption tax due plus interest of the substantiate the yellow claimed exemption of the substant severally liable. Capacity Capacity BUYER (GRAM (REPRINT Name: January Januar	their information ion, or other erest at 1% per erest at 1% pe	RMAT	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by defurthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer Signature Signature SELLER (GRANTOR) INF (REQUIRED) Print Name: Christopher Signature Trust created Address: 376 Middlefield	and acknowledges, under parinformation provided is confocumentation if called upongree that disallowance of an sult in a penalty of 10% of the rand Seller shall be jointly a CORMATION S. Nushawg and Diane A. ustees of The Nushawg I on February 1, 2003	rect to the best of it to substantiate the y claimed exemption tax due plus into and severally liable. Capacity Capacity BUYER (GRAN (REA) (REA) (REA) (Address: 229	their information ion, or other erest at 1% per erest at 1% pe	ation are n provide determoner mo litional	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by declares agaditional tax due, may rest to NRS 375.030, the Buyer Signature Signature SELLER (GRANTOR) INF (REQUIRED) Print Name: Christopher Sonushawg, Trust created Address: 376 Middlefield City: Atherton	and acknowledges, under parinformation provided is confocumentation if called upongree that disallowance of ansult in a penalty of 10% of the rand Seller shall be jointly a CORMATION S. Nushawg and Diane A. ustees of The Nushawg I on February 1, 2003 Road	rect to the best of it to substantiate the y claimed exemption tax due plus interest of the substantiate the yellow claimed exemption of the substant severally liable. Capacity Capacity BUYER (GRAM (REPRINT Name: January Januar	their information ion, or other erest at 1% per erest at 1% pe	RMAT	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by declares agaditional tax due, may rest to NRS 375.030, the Buyer Signature Signature SELLER (GRANTOR) INF (REQUIRED) Print Name: Christopher Sonushawg, Trust created Address: 376 Middlefield City: Atherton	and acknowledges, under parinformation provided is confocumentation if called upongree that disallowance of an sult in a penalty of 10% of the rand Seller shall be jointly a CORMATION S. Nushawg and Diane A. ustees of The Nushawg I on February 1, 2003	rect to the best of it to substantiate the y claimed exemption tax due plus interest of the substantiate the yellow claimed exemption of the substant severally liable. Capacity Capacity BUYER (GRAM (REPRINT Name: January Januar	their information ion, or other erest at 1% per erest at 1% pe	RMAT	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by declares agaditional tax due, may rest to NRS 375.030, the Buyer Signature Signature SELLER (GRANTOR) INF (REQUIRED) Print Name: Christopher Sonushawg, Trust created Address: 376 Middlefield City: Atherton State: CA	and acknowledges, under parinformation provided is confocumentation if called upongree that disallowance of an sult in a penalty of 10% of the rand Seller shall be jointly a CORMATION S. Nushawg and Diane A. ustees of The Nushawg I on February 1, 2003 Road Zip: 94029	rect to the best of the to substantiate the substantiate the substantiate the substantiate the substant of the substantiate the substant of th	their informate information, or other erest at 1% perest	ermation are representation are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recre	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by december of Furthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer Signature Signature SELLER (GRANTOR) INF (REQUIRED) Print Name: Christopher Soushawg, Trust created Address: 376 Middlefield City: Atherton State: CA	and acknowledges, under perinformation provided is confocumentation if called upongree that disallowance of anoult in a penalty of 10% of the rand Seller shall be jointly a seller shall be jointly as seller shall be jointl	rect to the best of it to substantiate the y claimed exemptine tax due plus into and severally liable. Capacity Capacity BUYER (GRAN (RE Print Name: Ja Address: 229 City: Dana Postate: CA	their information ion, or other erest at 1% per for any additions of the erest at 1% per for any additions of the erest at 1% per for any additions of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for any additional the erest at 1% per f	ermation are representation are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recre	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by defurthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer Signature Signature SELLER (GRANTOR) INF (REQUIRED) Print Name: Christopher Signature Address: 376 Middlefield City: Atherton State: CA COMPANY/PERSON RECEPTION Name: Stewart Title	and acknowledges, under prinformation provided is confocumentation if called upongree that disallowance of an sult in a penalty of 10% of the rand Seller shall be jointly a CORMATION S. Nushawg and Diane A. ustees of The Nushawg I on February 1, 2003 Road Zip: 94029 QUESTING RECORDING (rele Company	rect to the best of it to substantiate the y claimed exemptine tax due plus into and severally liable. Capacity Capacity BUYER (GRAN (RE Print Name: Ja Address: 229 City: Dana Postate: CA	their informate information, or other erest at 1% perest	ermation are representation are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recre	nd belief, ded herein. nination of nth. Pursuant amount owed.
The undersigned declares and NRS 375.110, that the and can be supported by december of Furthermore, the parties agadditional tax due, may rest to NRS 375.030, the Buyer Signature Signature SELLER (GRANTOR) INF (REQUIRED) Print Name: Christopher Soushawg, Trust created Address: 376 Middlefield City: Atherton State: CA	and acknowledges, under prinformation provided is confocumentation if called upongree that disallowance of an sult in a penalty of 10% of the rand Seller shall be jointly a CORMATION S. Nushawg and Diane A. ustees of The Nushawg I on February 1, 2003 Road Zip: 94029 QUESTING RECORDING (rele Company	rect to the best of it to substantiate the y claimed exemptine tax due plus into and severally liable. Capacity Capacity BUYER (GRAN (RE Print Name: Ja Address: 229 City: Dana Postate: CA	their information ion, or other erest at 1% per for any additions of the erest at 1% per for any additions of the erest at 1% per for any additions of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for buyer the information of the erest at 1% per for any additional the erest at 1% per f	ermation are representation are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recreits are recreits are recreits are recreit are recreits are recre	nd belief, ded herein. nination of nth. Pursuant amount owed.