

Assessor's Parcel No: 1319-19-717-013

Order No.: 2132015309/21019919-CT

The Grantors declare:
Documentary Transfer Tax is \$1,423.50

When Recorded Mail To:
(Tax Statements Same)
Kevin Kurt Prochnow and Susan Marie Sampiere
98 San Miguel Way
Novato, CA 94945

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Christopher A. Nigus and Megan N. Nigus, husband and wife, as Joint Tenants with right of survivorship

Do(es) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

Kevin Kurt Prochnow and Susan Marie Sampiere, as Co-Trustees of The Prochnow and Sampiere Living Trust U/A dated January 17, 2020

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

See "Exhibit A" attached hereto and made a part hereof.

WITNESS my hand this 02 day of October, 2021.

* Christopher A. Nigus
Christopher A. Nigus

* Megan N. Nigus
Megan N. Nigus

STATE OF Texas)
) ss.
COUNTY OF NUECES)

On this 2nd day of October, 2021, personally appeared before me, a Notary Public in and for said County and State, Christopher A. Nigus and Megan N. Nigus, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that he/she/they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Lyna Tinh Ho
NOTARY PUBLIC

(seal)

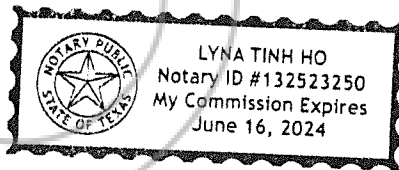
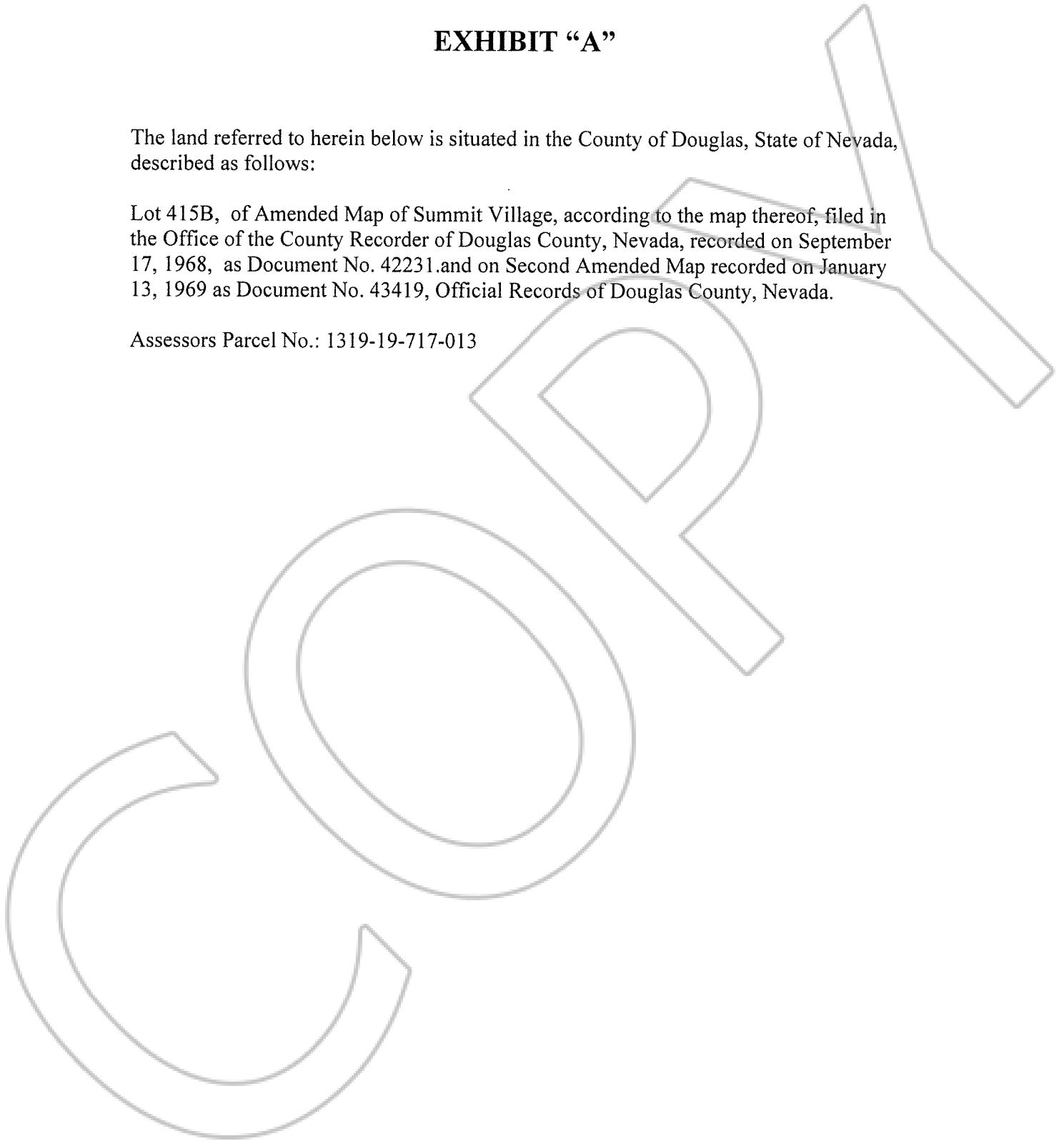


EXHIBIT "A"

The land referred to herein below is situated in the County of Douglas, State of Nevada, described as follows:

Lot 415B, of Amended Map of Summit Village, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on September 17, 1968, as Document No. 42231, and on Second Amended Map recorded on January 13, 1969 as Document No. 43419, Official Records of Douglas County, Nevada.

Assessors Parcel No.: 1319-19-717-013



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)

a) 1319-19-717-013

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 ONLY

NOTES: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	\$365,000.00
Transfer Tax Value:	\$365,000.00
Real Property Transfer Tax Due:	\$1,423.50

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 %

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 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: _____ Capacity GRANTEE

* Signature: _____ Capacity GRANTEE

SELLER (GRANTOR) INFORMATION

(REQUIRED)

(REQUIRED)
 Print Name: Christopher A. Nigus, et al
 Address: 641 Hyacinth Dr.
 City: Corpus Christi
 State: TX Zip: 78413

BUYER (GRANTEE) INFORMATION

Print Name: Kevin Kurt Prochnow, et al
 Address: 98 San Miguel Way
 City: Novato
 State: CA Zip: 94945

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company Esc. #: 2132015309/21019919-CT
 Address: 2482 Lake Tahoe Blvd.
 City/State/Zip: South Lake Tahoe, California 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)