

PARCEL IDENTIFICATION NUMBER: Tax ID:1318-10-413-013

Commitment Number: NV21106672

After Recording, Send To:
Boston National Title Agency, LLC
400 Rouser Road, Suite 500
Coraopolis, PA 15108

SEND TAX STATEMENTS/BILLS TO:
Sandeep Hingorani
638 N Martin Dr., Zephyr Cove, NV 89448

GENERAL WARRANTY DEED

Exempt: Section NRS 375.090(7): A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

Shiela Hingorani Successor trustee of the Ursula Josefa Hingorani Irrevocable Trust of December 23, 2008, hereinafter grantor, whose tax-mailing address is **30 Corte Patencio, Kentfield, CA 94904** for \$2,000,000.00 (Two Million Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Sandeep Hingorani**, an individual, hereinafter grantee, whose tax mailing address is **638 N Martin Dr., Zephyr Cove, NV 89448**, the following real property:

ALL THAT CERTAIN AND REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA , BOUNDED AND DESCRIBED AS FOLLOW: LOT 93, OF ZEPHYR KNOLLS SUBDIVISION, UNIT NO. 4, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON OCTOBER 14, 1957, AS DOCUMENT NO. 12699. Tax ID:1318-10-413-013 NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured. Being that parcel of land conveyed to Ursula Josefa Hingorani Irrevocable Trust of December 23, 2008 from Shiela Hingorani, an unmarried woman and Ursula Hingorani, an unmarried woman as tenants in common by that deed dated 12/5/2015 and recorded 7/23/2019 in deed Instrument No. 2019-932478, of the Douglas County, NV

public registry. Being that parcel of land conveyed to Shiela Hingorani, an unmarried woman and Ursula Hingorani, an unmarried woman, as Tenants in Common from Ursula Hingorani, an unmarried woman, by that deed dated 12/5/2013 and recorded 12/5/2013 in deed book 1213, at page 647 of the Douglas County, NV public registry. Being that parcel of land conveyed to Ursula Hingorani, an unmarried woman from Sandeep Hingorani, an unmarried man by that deed dated 12/5/2013 and recorded 12/5/2013 in deed book 1213, at page 646 of the Douglas County, NV public registry. Being that parcel of land conveyed to Sandeep Hingorani, an unmarried man from US Bank National Association as Trustee who acquired title as US Bank, N.A., as Trustee Libor Series 2006-2 by that deed dated 4/7/2009 and recorded 4/9/2009 in deed book 409, at page 2704 of the Douglas County, NV public registry. Being that parcel of land conveyed to US Bank, N.A., as Trustee Libor Series 2006-2 from Cal-Western Reconveyance Corporation, a Corporation by that deed dated 10/15/2008 and recorded 10/23/2008 in deed book 1008, at page 3496 of the Douglas County, NV public registry.

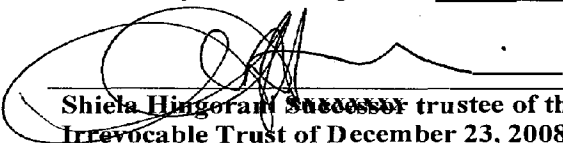
Property Address is: 638 N Martin Dr., Zephyr Cove, NV 89448

Prior instrument reference: **12699**

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Oct. 20, 2021:



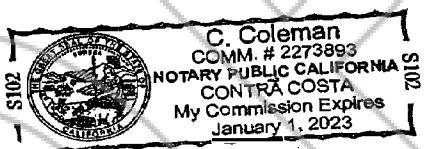
Shiela Hingorani Successor trustee of the **Ursula Josefa Hingorani Irrevocable Trust of December 23, 2008**

STATE OF CA
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on Oct 29, 2021 by **Shiela Hingorani trustee of the Ursula Josefa Hingorani Irrevocable Trust of December 23, 2008** who is personally known to me or has produced Drivers License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

C. Coleman
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number: NV21106672.



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) **Tax ID 1318-10-413-013**
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <i>Trust OK - GH</i>	

3. Total Value/Sales Price of Property: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ EXEMPT
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer from Mother's Trust (no consideration) to Son
See attached pages of trust document with explanations. Call 917-331-0255 / Son if more documentation is needed

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 378.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature *Sandeep Hingorani* Capacity Buyer

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Shiela Hingorani, Trustee of Ursula Josefa Hingorani
 Irrevocable Trust dated 12/23/2008

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: _____
 Address: 30 Corte Patencio
 City: Kentfield
 State: CA Zip: 94904

Print Name: Sandeep Hingorani
 Address: 638 N Martin Drive #11035
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Boston National Title Agency LLC Escrow # NV21106672
 Address: 9190 Double Diamond Pkwy
 City: Reno State: NV Zip: 89521

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