

DOUGLAS COUNTY, NV **2021-976386**
RPTT:\$4095.00 Rec:\$40.00
\$4,135.00 Pgs=4 11/01/2021 12:30 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1319-30-719-013
R.P.T.T.	\$4,095.00
File No.:	1438023 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Ellen B. Kett, Trustee of the Ellen B. Kett 2013 Trust dated September 27, 2013	
343 Soquel Ave #306	
Santa Cruz, CA 95062	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kerry Abram, Trustee of The Kerry Abram Living Trust dated June 28, 2013** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Ellen B. Kett, Trustee of the Ellen B. Kett 2013 Trust dated September 27, 2013**, 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: 10-29-2021

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

The Kerry Abram Living Trust dated June 28, 2013

Kerry Abram
By: Kerry Abram, Trustee

State of _____)
County of _____) ss

This instrument was acknowledged before me on the _____ day of _____, 2021
By: Kerry Abram, Trustee of The Kerry Abram Living Trust dated June 28, 2013

Signature: _____
Notary Public

My Commission Expires: _____

**SEE ATTACHED
NOTARIAL
CERTIFICATE**

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 RIVERSIDE

On October 29, 2021 before me, SHARON ATWELL, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared KERRY ABRAM
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 Sharon Atwell (Seal)



EXHIBIT "A"
LEGAL DESCRIPTION

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

Parcel 1:

Lot 117, Unit 13, Tahoe Village Unit No. 1, an amended Map of Alpine Village Unit No. 1, filed in the office of the County Recorder of Douglas County, Nevada on December 7, 1971, as Document No. 55769.

Parcel 2:

Together with an undivided 1/16th's interest in and to those portions designated as common areas as set forth on the Condominium Map of Lot 117, Tahoe Village Unit No. 1, filed for record March 20, 1981 as Document No. 54593, Official Records of Douglas County, State of Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-719-013
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 1,050,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 1,050,000.00
 d. Real Property Transfer Tax Due \$ 4,095.00

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 SA Capacity _____ Grantor ESCROW
 Signature _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Kerry Abram, Trustee of The Kerry Abram Living Trust dated June 28, 2013
 Address: 15 Shoreline Drive
 City: Rancho Mirage
 State: CA Zip: 92270

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Ellen B. Kett, Trustee of the Ellen B. Kett 2013 Trust dated September 27, 2013
 Address: 343 Soquel Ave #306
 City: Santa Cruz
 State: CA Zip: 95062

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1438023 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410