

DOUGLAS COUNTY, NV **2021-977032**
RPTT:\$4836.00 Rec:\$40.00
\$4,876.00 Pgs=2 **11/15/2021 02:03 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-23-812-002
R.P.T.T.: \$4,836.00
Escrow No.: 21023160-DR
When Recorded Return To:
Realbay Property LLC
3320 Blackhawk Meadow Drive
Danville, CA 94506

Mail Tax Statements to:
Realbay Property LLC
3320 Blackhawk Meadow Drive
Danville, CA 94506

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jacob H. Sinow, Surviving Trustee of The VJIS Family Trust, UTD June 28, 2006

do(es) hereby Grant, Bargain, Sell and Convey to

Realbay Property LLC, a California limited liability company

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

Lot 5, in Block A, of Kingsbury Heights Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on August 5th, 1959, as Document No. 14738.

Assessors Parcel No.: 1318-23-812-002

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 19th day of November, 2021.

The VJIS Family Trust, UTD June 28, 2006


BY: [Signature]
Jacob H. Sinow
Trustee

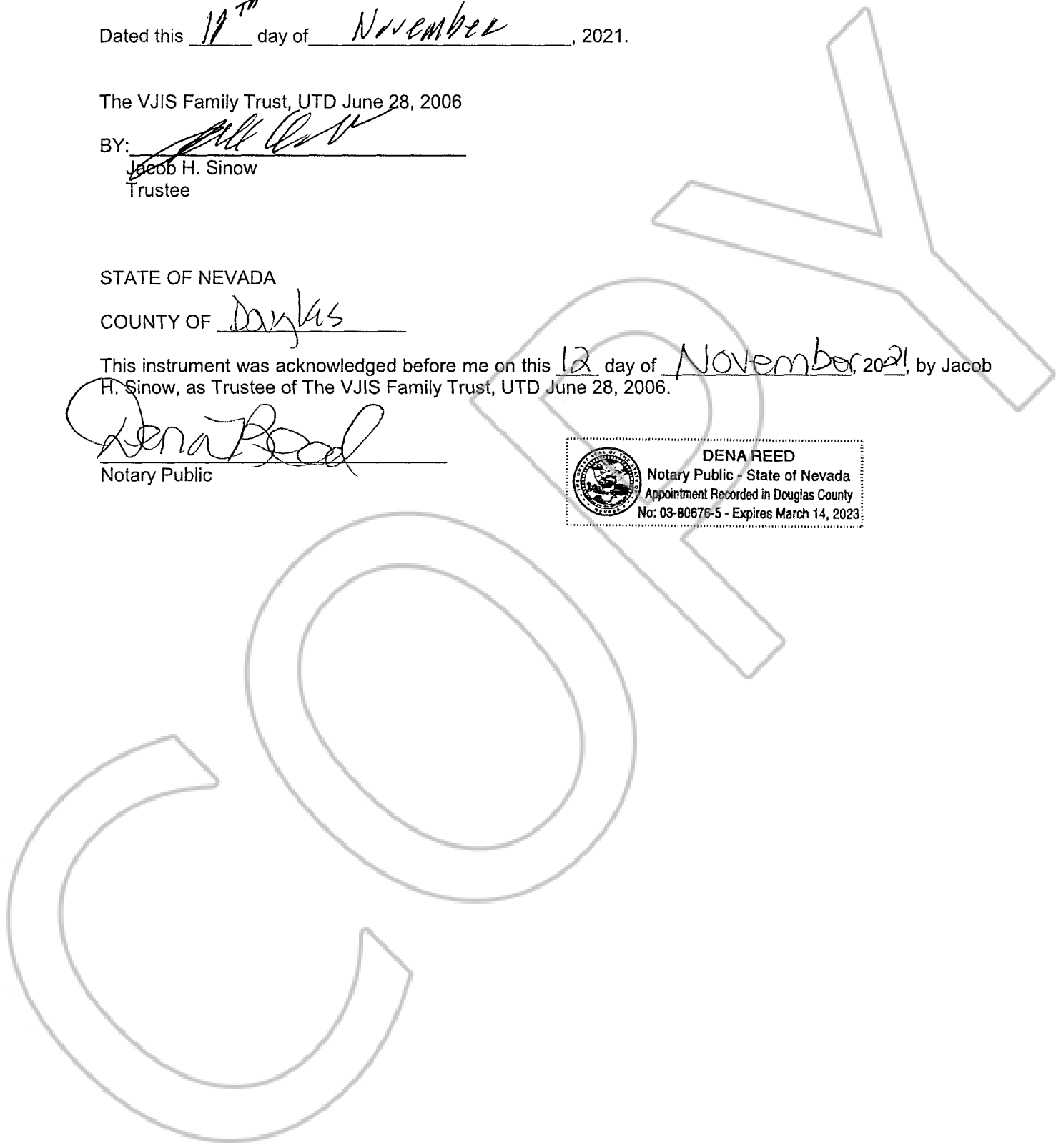
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 12 day of November, 2021, by Jacob H. Sinow, as Trustee of The VJIS Family Trust, UTD June 28, 2006.

[Signature]
Notary Public

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-812-002
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,240,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$1,240,000.00
 d. Real Property Transfer Tax Due: \$4,836.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: [Signature] Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Jacob H. Sinow, Surviving Trustee of The VJIS Family Trust, UTD June 28, 2006</u>	Print Name: <u>Realbay Property LLC</u>
Address: <u>172 Hall Court</u>	Address: <u>3320 Blackhawk Meadow Drive</u>
City: <u>Stateline</u>	City: <u>Danville</u>
State: <u>NV</u> Zip: <u>89449</u>	State: <u>California</u> Zip: <u>94506</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 21023160-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED