

DOUGLAS COUNTY, NV **2021-977268**
RPTT:\$1638.00 Rec:\$40.00
\$1,678.00 Pgs=4 11/18/2021 12:22 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1419-27-610-015

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Mahesh G. Hira and Nina M. Hira
716 Prairie Avenue
Glen Ellyn, IL 60137

Escrow No.: ZC3237-JL

RPTT \$1,638.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Bruce A. Arledge Jr., and Denise O. Arledge Trustees of the Arledge Family Trust dated September 19, 2002.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Mahesh G. Hira and Nina M. Hira, Husband And Wife As Joint Tenants with Right of Survivorship

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Bruce A. Arledge Jr., and Denise O. Arledge Trustees of the Arledge Family Trust dated September 19, 2002.

[Signature]
By: Bruce A. Arledge, Trustee

[Signature]
By: Denise O. Arledge, Trustee

STATE OF ~~NEVADA~~ California } ss:
COUNTY OF Los Angeles

This instrument was acknowledged before me on 11/5/2021

by Bruce A. Arledge and Denise O. Arledge

[Signature] (seal)
Notary Public



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 Los Angeles

On 11/5/2021 before me, Bahram Eftekhari, a notary public,
personally appeared Bruce A. Arledge Jr., & Denise O. Arledge

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 



(Seal)

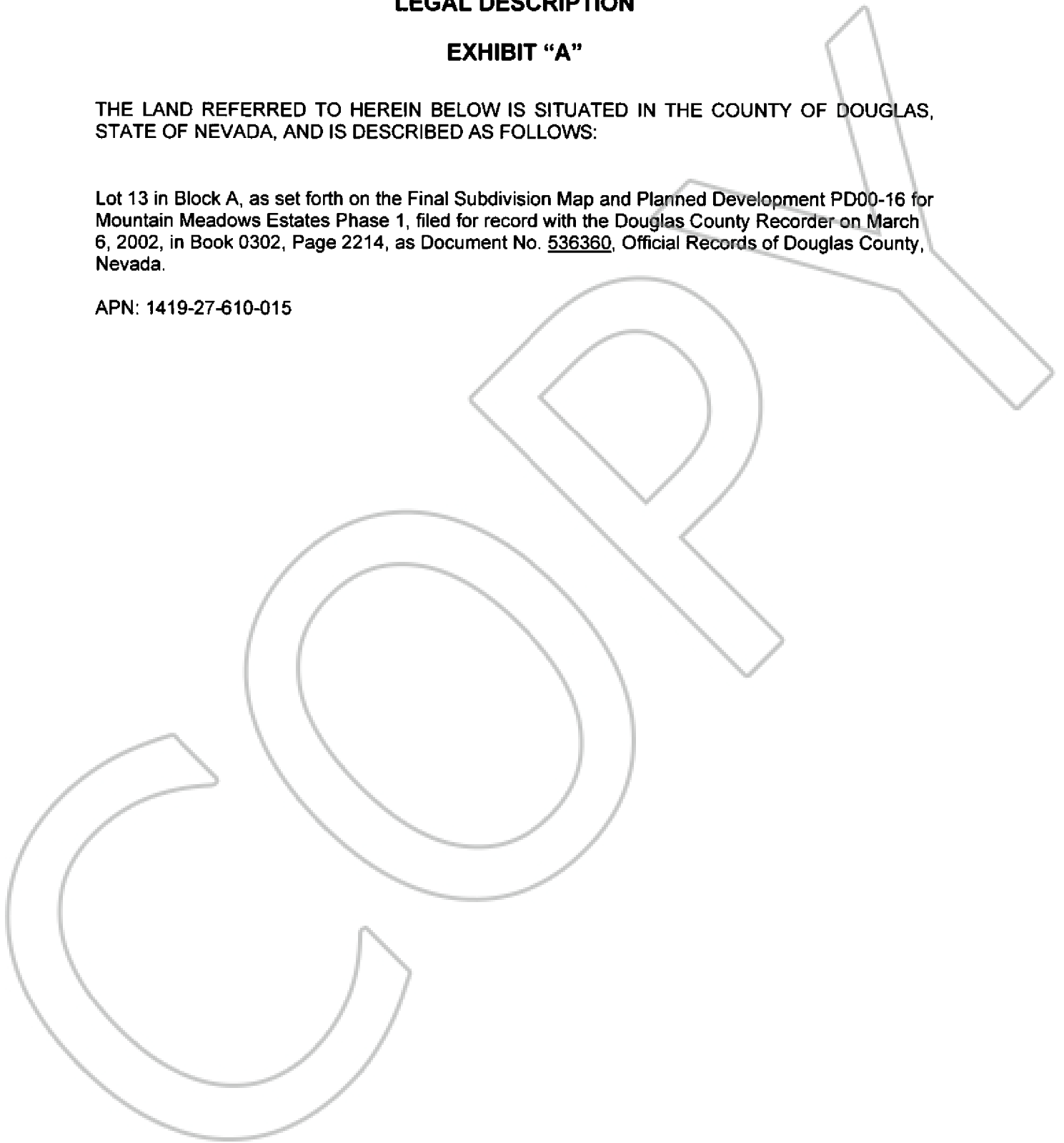
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 13 in Block A, as set forth on the Final Subdivision Map and Planned Development PD00-16 for Mountain Meadows Estates Phase 1, filed for record with the Douglas County Recorder on March 6, 2002, in Book 0302, Page 2214, as Document No. 536360, Official Records of Douglas County, Nevada.

APN: 1419-27-610-015



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-27-610-015
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$420,000.00

Transfer Tax Value \$420,000.00

Real Property Transfer Tax Due: \$1,638

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

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

Signature [Signature] By: Bruce A. Arledge, Trustee

Signature [Signature] ~~Maresh G. Hira~~ Agent

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Arledge Family Trust dated September 19, 2002.

Print Name: Mahesh G. Hira

Address: 5895 Woodglen Drive
Augoura Hills, CA 91301

Address: 716 Paine Ave
Glen Ellen IL

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

Print Name: Signature Title Company LLC Escrow #: ZC3237-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED