

DOUGLAS COUNTY, NV **2021-977632**  
RPTT:\$9477.00 Rec:\$40.00  
\$9,517.00 Pgs=4 **11/24/2021 01:41 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1418-27-811-005  
R.P.T.T.: \$9,477.00  
Escrow No.: 21022638-DR  
When Recorded Return To:  
Lena Rabinov, and/or assignees  
1081 Pine Street #401  
San Francisco, CA 94109

Mail Tax Statements to:  
Lena Rabinov, and/or assignees  
1081 Pine Street #401  
San Francisco, CA 94109

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Ana Milena Cortes and Victor Perez, Trustees, or any successors in trust, under The Perez-Cortes Family Trust dated July 11, 2019, and any amendments thereto**

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

**Lena Rabinov**

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

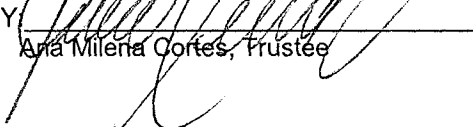
**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 23 day of 11, 2021.

The Perez-Cortes Family Trust dated July 11, 2019

BY:   
Victor Perez, Trustee

BY:   
Ana Milena Cortes, Trustee

STATE OF ~~NEVADA~~ California

COUNTY OF Los Angeles

This instrument was acknowledged before me on this 23 day of November, 2021 by Victor Perez, as Trustee and Ana Milena Cortes, as Trustee of The Perez-Cortes Family Trust dated July 11, 2019.

See California Acknowledgment Attached  
Notary Public

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 )

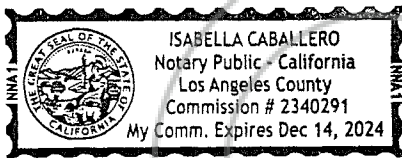
On November 23, 2021 before me, Isabella Caballero, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Victor Perez, Ana Milena Cortes  
Name(s) of Signer(s) *ok*

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 [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

## EXHIBIT A

Lot 63, as shown on the map of CAVE ROCK ESTATES UNIT NO. 2, filed in the office of the County Recorder on July 29, 1968, Document No. 41604, Official Records of Douglas County, State of Nevada.

EXCEPTING THEREFROM that portion of Lot 63 of said Cave Rock Estates Unit No. 2, conveyed by Individual Grant Deed - Lot Line Adjustment recorded January 21, 1993, as Document No. 297809, in Book 193, Page 2917, Official Records of Douglas County, Nevada, described as follows:

Beginning at the Northwest corner of Lot 60 of said Cave Rock Estates Unit No. 2; thence South 8°00' East 39.53 feet; thence North 34°51'11" West 78.48 feet; thence South 57°18'00" East 46.76 feet to the Point of Beginning.

TOGETHER WITH that portion of Lot 62 of said Cave Rock Estates Unit No. 2, conveyed by Individual Grant Deed - Lot Line Adjustment recorded January 21, 1993, as Document No. 297810, in Book 193, Page 2919, Official Records of Douglas County, Nevada, described as follows:

Beginning at the Northwest corner of said Lot 62; thence North 63°00' East 25.00 feet; thence South 34°51'11" East 56.63 feet; thence North 57°18'00" West 64.86 feet to the Point of Beginning.

NOTE: Said legal description previously recorded in Individual Grant Deed recorded January 21, 1993, in Book 193, Page 2917, as Document No. 297809 and Trust Transfer Deed recorded December 17, 1993, in Book 1293, Page 3732, as Document No. 325301, Official Records, Douglas County, Nevada.

Assessors Parcel No.: 1418-27-811-005

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1418-27-811-005  
 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: \$2,430,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$2,430,000.00  
 d. Real Property Transfer Tax Due: \$9,477.00

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: [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Ana Milena Cortes and Victor Perez, Trustees, or any successors in trust, under The Perez-Cortes Family Trust dated July 11, 2019, and any amendments thereto		Print Name: <u>Lena Rabinov and/or assignees</u>	
Address: <u>15656 Crownridge Place</u>		Address: <u>275 Lark Circle</u>	
City: <u>Sherman Oaks</u>		City: <u>Glenbrook</u>	
State: <u>CA</u> Zip: <u>91403</u>		State: <u>Nevada</u> Zip: <u>89413</u>	

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21022638-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