

A.P.N.: 1319-30-530-003  
File No: 143-2627368 (mk)  
R.P.T.T.: \$2,223.00

When Recorded Mail To: Mail Tax Statements To:  
John A. LaMarche, Jr. and Donna L. LaMarche  
511 Carlson Ave #308  
Rohnert Park , CA 94928

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Jerald M. Greenblatt, a single man

do(es) hereby *GRANT, BARGAIN and SELL* to

John A. LaMarche, Jr. and Donna L. LaMarche, husband and wife as joint tenants with  
right of survivorship

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

**PARCEL 1:**

**UNIT 3, OF SUGARPINE 29, (BEING A CONDOMINIUM MAP OF LOT 29, TAHOE VILLAGE UNIT NO. 1) FILED FOR RECORD NOVEMBER 21, 1974, IN BOOK 1174, PAGE 641, AS DOCUMENT NO. 76613, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**PARCEL 2:**

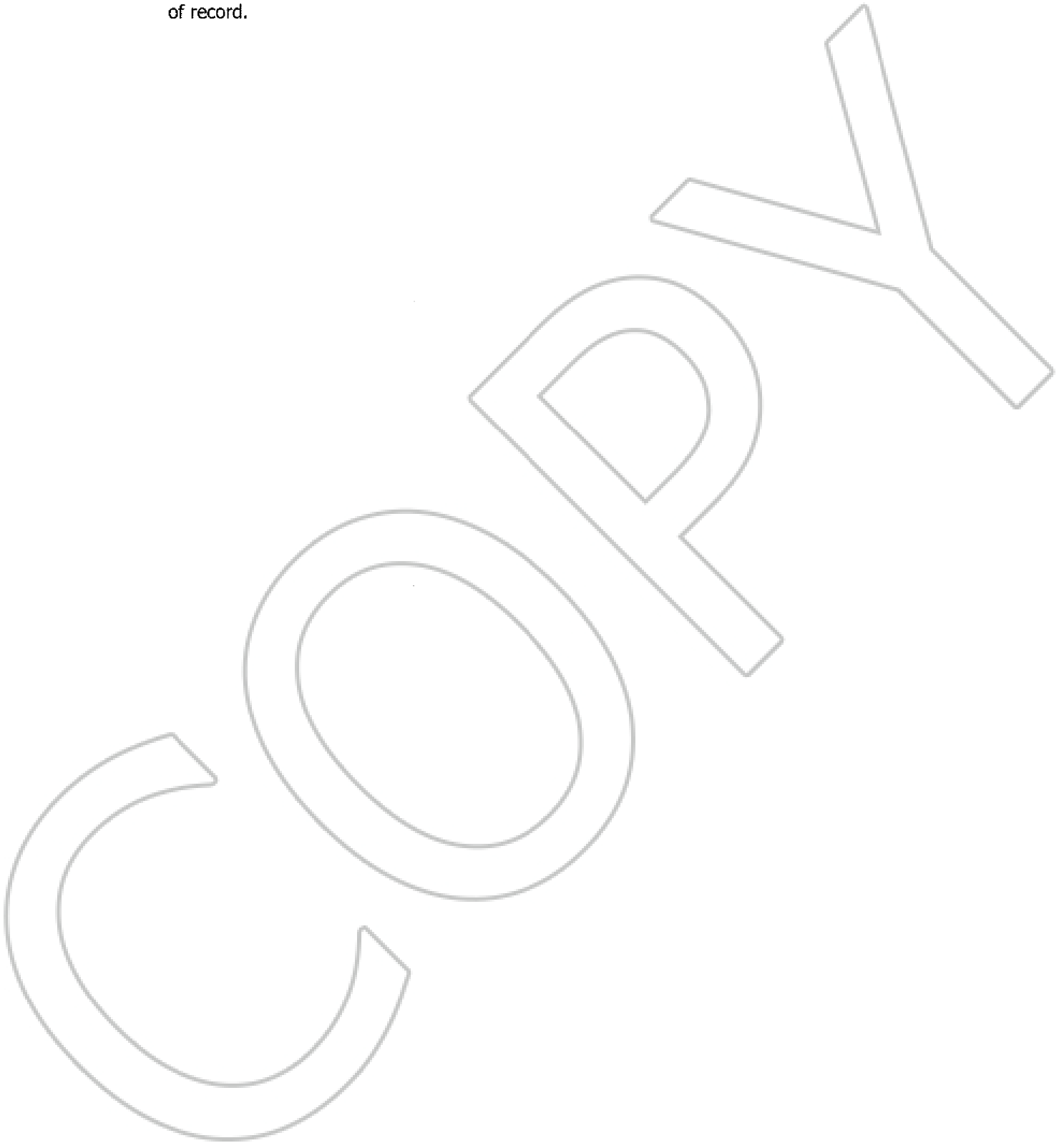
**TOGETHER WITH AN UNDIVIDED 1/6TH INTEREST IN AND TO THOSE PORTIONS DESIGNATED AS COMMON AREAS AS SET FORTH ON THE MAP OF SUGARPINE 29, BEING A CONDOMINIUM MAP OF LOT 29, TAHOE VILLAGE UNIT NO. 1, FILED FOR RECORD NOVEMBER 21, 1974, AS DOCUMENT NO. 76613, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

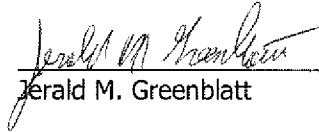
*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.

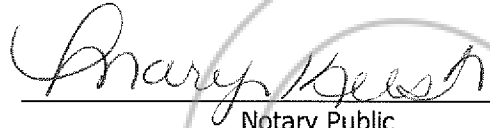
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.



  
 \_\_\_\_\_  
 Jerald M. Greenblatt

STATE OF **NEVADA**     )  
   )  
   ) **ss.**  
 COUNTY OF **DOUGLAS**    )

This instrument was acknowledged before me on October 28, 2021 by **Jerald M. Greenblatt.**

  
 \_\_\_\_\_  
 Notary Public  
 (My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2627368.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
a) 1319-30-530-003  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$570,000.00  
b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
c) Transfer Tax Value: \$570,000.00  
d) Real Property Transfer Tax Due \$2,223.00

4. **If Exemption Claimed:**  
a. Transfer Tax Exemption, per 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: [Signature]  
Signature: \_\_\_\_\_

Capacity: agent  
Capacity: \_\_\_\_\_

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

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

Print Name: Jerald M. Greenblatt  
Address: 1802 Tobin Trail  
City: Garland  
State: TX Zip: 75043

Print Name: John A. LaMarche, Jr. and  
Donna L. LaMarche  
Address: 511 Carlson Ave #308  
City: Rohnert Park  
State: CA Zip: 94928

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

Print Name: First American Title Insurance  
Company  
Address: 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2627368 mk/ mk  
State: NV Zip: 89423