

WHEN RECORDED MAIL TO:  
**Boston National Title Agency**  
400 Rouser Rd. BLDG 2 STE 500  
Coraopolis, PA 15108

MAIL TAX STATEMENTS TO:

Jay Janicki and Russ Janicki  
256 Tramway Drive Unit C  
Stateline, NV 89449

Escrow No. NV21105428

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: **1319-30-511-003**  
R.P.T.T. \$ 0.00

SPACE ABOVE FOR RECORDER'S USE ONLY

**(NRS 375.090(3): A transfer of title recognizing the true status  
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Jay Janicki, a single man and Russ Janicki, a single man (W.A.T.A. a married couple)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to: Russ Janicki, a single man and Jay Janicki, a single man as joint tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

By the undersigned's execution hereof, she hereby relinquishes any and all rights, title and/or interest, including but not limited to homestead interest and/or community interest, and agrees to the vesting as shown above.

Date: 7/13/21

[Signature]  
Jay Janicki

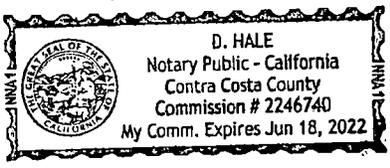
[Signature]  
Russ Janicki

STATE OF ~~NEVADA~~ *California*  
COUNTY OF : *Contra Costa*

} ss:

This instrument was acknowledged before me on, July 9, 2021  
by **RUSS JANICKI**

[Signature]  
NOTARY PUBLIC



# 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 El Dorado )

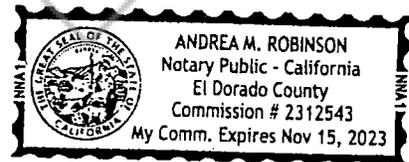
On July 13, 2021 before me, Andrea M. Robinson, Notary Public  
(insert name and title of the officer)

personally appeared Jay William Janicki  
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] (Seal)



**EXHIBIT A  
LEGAL DESCRIPTION**

THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL I:

PARCEL C OF LOT 1 CONDOMINIUMS, A SUBDIVISION OF LOT 1 OF SECOND AMENDED MAP OF TAHOE VILLAGE UNIT NO. 2 RECORDED SEPTEMBER 21, 1977, AS DOCUMENT NO. 13223, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL II:

TOGETHER WITH AN UNDIVIDED 1/4 INTEREST IN AND TO THAT PORTION DESIGNATED AS COMMON AREA, AS SET FORTH ON THE MAP OF LOT 1 CONDOMINIUMS, A SUBDIVISION OF LOT 1 OF SECOND AMENDED MAP OF TAHOE VILLAGE UNIT NO. 2, RECORDED SEPTEMBER 21, 1977, AS DOCUMENT NO. 13223 OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Tax ID : 1319-30-511-003

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. **1319-30-511-003**  
 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'/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 \$ **1.00**  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ **0.00**  
 d. Real Property Transfer Tax Due \$ **0.00**

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: A transfer of title recognizing the true status.

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] Capacity: **GRANTOR**

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: **JAY JANICKI**  
 Address: **421 ANDRIA DRIVE**  
 City: **STATELINE**  
 State: **NV** Zip: **89449**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: **RUSS JANICKI**  
 Address: **421 ANDRIA DRIVE**  
 City: **STATELINE**  
 State: **NV** Zip: **89449**

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

Print Name: **BOSTON NATIONAL TITLE AGENCY** Escrow # **NV21105428**  
 Address: **400 ROUSER ROAD BUILDING 2 SUITE 500**  
 City: **CORAOPOLIS** State: **PA** Zip: **15108**

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1319-30-511-003  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land             | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex         |
| e. <input type="checkbox"/> Apt. Bldg               | f. <input type="checkbox"/> Comm'l/Ind'l     |
| g. <input type="checkbox"/> Agricultural            | h. <input type="checkbox"/> Mobile Home      |
| <input type="checkbox"/> Other                      |  |

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

- 3.a. Total Value/Sales Price of Property \$ 1.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ ) )  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 03  
 b. Explain Reason for Exemption: **A transfer of title recognizing the true status.**

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] Capacity: GRANTOR  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jay Janicki and Russ Janicki  
 Address: 256 Tramway Drive Unit C  
 City: Stateline  
 State: NV Zip: 89449

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jay Janicki and Russ Janicki  
 Address: 256 Tramway Drive Unit C  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: BOSTON NATIONAL TITLE AGENCY Escrow # NV21105428  
 Address: 400 ROUSER ROAD BUILDING 2 SUITE 500  
 City: CORAOPOLIS State: PA Zip: 15108