

DOUGLAS COUNTY, NV

2022-980803

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

02/04/2022 03:47 PM

TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD

KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO:

Aleksandr Shal
3310 Chettenham Dr., Apt. 5
Rancho Cordova, CA 95670

MAIL TAX STATEMENTS TO:

Same as Above

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)

Escrow No. 2108472-SLP

APN 1318-09-811-010

R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Inna Shal, spouse of the Grantee herein

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

Aleksandr Shal, a married man as his sole and separate property

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.

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

Signature and notary acknowledgement on page two.

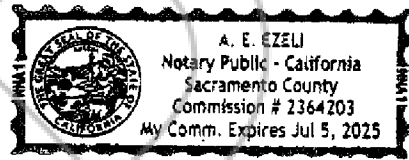
Inna Shal

STATE OF *California*
COUNTY OF *Sacramento*

} ss:

This instrument was acknowledged before me on 01/31/2022
by Inna Shal

NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02108472.

EXHIBIT A
LEGAL DESCRIPTION

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

All of Lots 13 and 14 in Block 1, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on July 5, 1947, as Document No. 5160, and that portion of Lot 12 in said Block 1 that is described as follows:

BEGINNING at the Northwest corner of said Lot 12; thence on a curve to the left having a radius of 1460 feet through a central angle of $2^{\circ}27'50''$ for an arc distance of 62.78 feet; thence North $55^{\circ}41''$ East, a distance of 78.38 feet; thence on a curve to the right having a radius of 220 feet through a central angle of $10^{\circ}44'44''$ for an arc distance of 41.26 feet; thence South $71^{\circ}48'24''$ West for a distance of 63.85 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM being portion of Lots 12, 13 and 14 in Block 1 as shown on the map of ZEPHYR HEIGHTS SUBDIVISION filed in the office of the County Recorder of Douglas County, Nevada on July 5, 1947 and more fully described by metes and bounds as follows, to wit:

BEGINNING at a point on the Westerly boundary of Lot 12 on Block 1 as shown on the map of ZEPHYR HEIGHTS SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada on July 5, 1947, said point further described as being 40.35 feet right of and measured radially from the centerline of U.S. 50, Project F-002-1 (17) at Highway Engineer's Station "0.175+52.00 P.O.C.", said POINT OF BEGINNING more fully described as bearing North $19^{\circ}51'10''$ West, a distance of 1015.04 feet from the Southeast corner of Section 9, Township 13 North, Range 18 East, M.D.B.&M.; thence from a tangent which bears North $18^{\circ}17'12''$ West, curving to the right along the Westerly boundary of said Block 1, with a radius of 1460 feet through an angle of $10^{\circ}18'50''$, an arc distance of 262.81 feet to the Northwest corner of Lot 14, said Block 1; thence North $82^{\circ}10'08''$ East along the Northerly boundary of said Lot 14, a distance of 28.57 feet to a point; thence South $6^{\circ}49'17''$ East, a distance of 14.75 feet to a point; thence from a tangent which bears the last described course curving to the left with a radius of 220 feet through an angle of $17^{\circ}22'53''$, an arc distance of 66.74 feet to a point; thence South $19^{\circ}53'18''$ West, a distance of 17.58 feet to a point on the Southerly boundary of said Lot 14; thence South $2^{\circ}44'35''$ West, a distance of 21.10 feet to a point; thence South $15^{\circ}01'56''$ East, a distance of 136.80 feet to a point on the Southerly boundary of GRANTOR'S property; thence South $56^{\circ}31'38''$ West, a distance of 20.0 feet to the POINT OF BEGINNING.

Note: Document No. 815039 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1318-09-811-010

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-09-811-010
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Townhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ _____
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transfer of title between spouses without consideration

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 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 _____ Capacity Grantee
 Signature _____ Capacity Grantor

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

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

Print Name: Inna Shal
 Address: 3310 Cheltenham Dr Apt 5
 City: Rancho Cordova
 State: CA Zip: 95670

Print Name: Aleksandr Shal
 Address: 3310 Cheltenham Dr #5
 City: Rancho Cordova
 State: CA Zip: 95670

**COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2108472-030-SLP
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

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