

DOUGLAS COUNTY, NV **2022-982458**  
RPTT:\$4270.50 Rec:\$40.00  
\$4,310.50 Pgs=3 03/14/2022 01:43 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

A.P.N.: 1319-30-624-001  
File No: 143-2647354 (et)  
R.P.T.T.: \$4,270.50

When Recorded Mail To: Mail Tax Statements To:  
The Gulati Family Revocable Trust  
877 Hidatsa Court  
Fremont, CA 94539

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

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

Michael D. Krug and Janet M. Krug, husband and wife as joint tenants with right of survivorship

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

Rohit Gulati and Archana Gulati as Trustees of The Gulati Family Revocable Trust dated February 2, 2021

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

**PARCEL 1:**

**UNIT A, TAHOE VILLAGE CONDOMINIUM 19 II, AS SHOWN ON THE OFFICIAL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MARCH 10, 1976 AS FILE NO. 88831, BEING A CONDOMINIUM MAP OF LOT 19 OF AMENDED MAP TAHOE VILLAGE UNIT NO. 2, RECORDED MARCH 29, 1974, AS DOCUMENT NO. 72495, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.**

**PARCEL 2:**

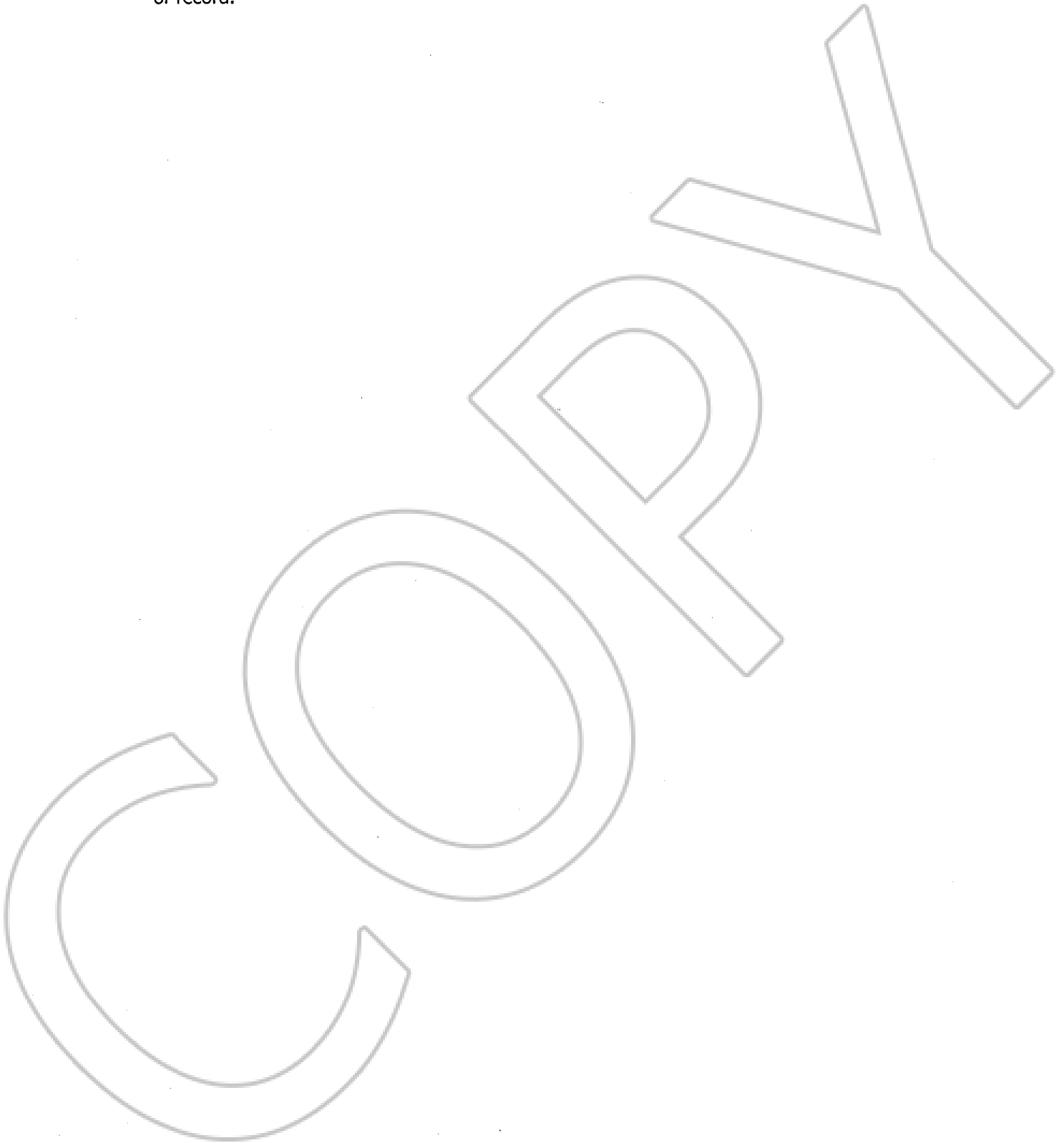
**TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREA AS SET FORTH ON SAID CONDOMINIUM MAP.**

*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.

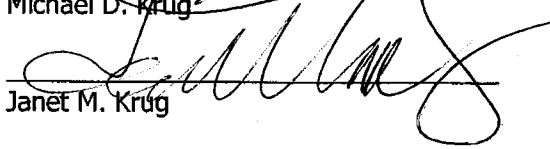
Subject to

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.




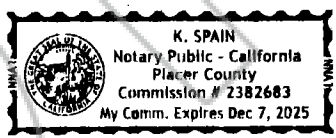
  
Michael D. Krug

  
Janet M. Krug

STATE OF **NEVADA** )  
 )  
 ) : SS.  
COUNTY OF ~~DOUGLAS~~ Placer )  
 )  
 ) KS )

This instrument was acknowledged before me on MAR 09 2022 by **Michael D. Krug and Janet M. Krug.**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 12.7.25 )



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2647354.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1319-30-624-001  
 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 \_\_\_\_\_

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

3. a) Total Value/Sales Price of Property: \$1,095,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$1,095,000.00  
 d) Real Property Transfer Tax Due \$4,270.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]

Capacity: Agent

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

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

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

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

Print Name: Michael D. Krug and Janet M. Krug  
 Address: 9550 Upper Valley Rd.  
 City: Auburn  
 State: CA      Zip: 95602

Print Name: The Gulati Family Revocable Trust  
 Address: 877 Hidatsa Court  
 City: Fremont  
 State: CA      Zip: 94539

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

Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2647354 et/ et  
 State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)