

DOUGLAS COUNTY, NV

2022-984466

RPTT:\$1287.00 Rec:\$40.00

\$1,327.00 Pgs=3

05/03/2022 10:02 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

APN: 1320-30-710-010

R.P.T.T.: \$1,287.00

Escrow No.: 21023413-DR

When Recorded Return To:

Paul Albert

6380 Almaden Rd

San Jose, CA 95120

Mail Tax Statements to:

Paul Albert

6380 Almaden Rd

San Jose, CA 95120

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Bernhard C. Ehrler and Dolores A. Ehrler, Trustees of 2008 Ehrler Family Trust dated April 14th, 2008

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

Paul Albert, a single man

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 ^{on 6th} 4 day of ^{on} Tues, 6 April, 2022.

2008 Ehrler Family Trust dated April 14th, 2008

BY: Bernhard C. Ehrler
Bernhard C. Ehrler
Trustee

BY: Dolores A. Ehrler
Dolores A. Ehrler
Trustee

STATE OF NEVADA

COUNTY OF WV

This instrument was acknowledged before me on this 6 day of April, 2022, by Bernhard C. Ehrler, as Trustee and Dolores A. Ehrler, as Trustee of 2008 Ehrler Family Trust dated April 14th, 2008.

Dena Reed
Notary Public


 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023

EXHIBIT A

PARCEL 1:

Unit 9, as shown on the Planned Development Map (PD 03-005) for MINDEN TOWN HOMES, filed in the office of the Douglas County Recorder, State of Nevada on February 2, 2004, as File No. 603488.

PARCEL 2:

An undivided 1/31st interest in the common elements shown on the above mentioned Planned Development Map and as set forth in the Declaration of Covenants, Conditions, and Restrictions for MINDEN TOWN HOMES, recorded November 5, 2003 in Book 1103, Page 2081, Document No. 595951 and in the Amended and Restated Declaration recorded February 6, 2004 in Book 204, Page 2633, Document No. 604005.

PARCEL 3:

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel One, described above, as shown on the abovementioned Planned Development Map and as set forth in the abovementioned Declaration and Amendment and Restated Declaration.

APN: 1320-30-710-010

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-30-710-010
 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: \$330,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$330,000.00
 d. Real Property Transfer Tax Due: \$1,287.00

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: *Bernhard C. Ehrler* Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Bernhard C. Ehrler and Dolores A. Ehrler, Trustees of 2008 Ehrler Family</u>	Print Name: <u>Paul Albert</u>
Address: <u>Trust dated April 14th, 2008</u>	Address: <u>1678 North Highway 395 #9</u>
Address: <u>1056 Blue Lake Ave</u>	City: <u>Minden</u>
City: <u>South Lake Tahoe</u>	State: <u>Nevada</u> Zip: <u>89423</u>
State: <u>CA</u> Zip: <u>96150</u>	

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21023413-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