

DOUGLAS COUNTY, NV **2022-985149**
RPTT:\$39390.00 Rec:\$40.00
\$39,430.00 Pgs=3 05/17/2022 02:49 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

A.P.N.: 1318-03-210-012

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Kleanthis Dean Haldopoulos and Jennifer Penson
Haldopoulos
2106 N Ponce de Leon Avenue NE
Atlanta, GA 30307

Escrow No.: ZC3213-JL

RPTT \$39,390.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Thomas W. Bruggeman and Nancee Jo Bruggeman, Trustees of The Thomas W. Bruggeman Revocable Trust u/a/d July 31, 2017 as to an undivided 50% interest and Nancee Jo Bruggeman and Thomas W. Bruggeman, Trustees of The Nancee Jo Bruggeman Revocable Trust u/a/d July 31, 2017 as to an undivided 50% interest

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

Kleanthis Dean Haldopoulos and Jennifer Penson Haldopoulos, Husband And Wife As Joint Tenants with Right of Survivorship

all that real property in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

Thomas W. Bruggeman and Nancee Jo Bruggeman, Trustees of The Thomas W. Bruggeman Revocable Trust u/a/d July 31, 2017

Thomas W. Bruggeman trustee
By: Thomas W. Bruggeman, Trustee

Nancee Jo Bruggeman trustee
By: Nancee Jo Bruggeman, Trustee

Nancee Jo Bruggeman and Thomas W. Bruggeman, Trustees of The Nancee Jo Bruggeman Revocable Trust u/a/d July 31, 2017

Nancee Jo Bruggeman trustee
By: Nancee Jo Bruggeman, Trustee

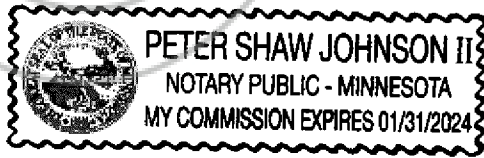
Thomas W. Bruggeman trustee
By: Thomas W. Bruggeman, Trustee

STATE OF Minnesota } ss:
COUNTY OF Ramsay

This instrument was acknowledged before me on 05/05/2022

by Thomas W. Bruggeman and Nancee Jo Bruggeman

[Signature] (seal)
Notary Public



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 29 as shown on the map of SKYLAND SUBDIVISION NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on February 27, 1958 as Document No. 12967, with the northerly property line extended by NRS 321.595 lakeward to a line whose elevation is 6,223'LTd

Together with the right of access to the waters of Lake Tahoe and for beach and recreational purposes over Lots 32 and 33 as shown on the map referred to herein as reserved in the Deed from Stockton Garden Homes, Inc., a California Corporation to Skyland Water Co., A Nevada Corporation recorded February 5, 1960 in Book 1 of Official Records at Page 268, Douglas County, Nevada.

APN: 1318-03-210-012

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-03-210-012
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- 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	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)	<u>\$10,100,000.00</u>
Transfer Tax Value	<u>\$10,100,000.00</u>
Real Property Transfer Tax Due:	<u>\$39,390.00</u>

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 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] Grantor [Signature]
 Signature [Signature] Grantee [Signature]

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Thomas W. Bruggeman and Nancee Jo Bruggeman, Trustees of The Thomas W. Bruggeman Revocable Trust u/a/d July 31, 2017

Print Name: Kleanthis Haldopoulos

Address: 1 Black Lake Ct
North Oaks, MN 55127

Address: 2106 N Ponce de Leon Ave NE
Atlanta GA 30307

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

Print Name: Signature Title Company LLC Escrow #: ZC3213-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448