

DOUGLAS COUNTY, NV **2022-986260**
RPTT:\$3833.70 Rec:\$40.00
\$3,873.70 Pgs=3 **06/13/2022 02:27 PM**
TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Shivank Gupta and Kyle Menze
3439 Saint Marys Road
Lafayette, CA 94549

MAIL TAX STATEMENTS TO:
Shivank Gupta and Kyle Menze
3439 Saint Marys Road
Lafayette, CA 94549

Escrow No. 2202314-SLP

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.: 1318-23-411-023
R.P.T.T. \$3,833.70

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Corrine M. Strauss, a single woman

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Shivank Gupta and Kyle Menze, husband and wife 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.

Signature and notary acknowledgement on page two.

Corrine M. Strauss
Corrine M. Strauss

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 6/8/22
by Corrine M. Strauss

Lisa Voelka
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02202314.



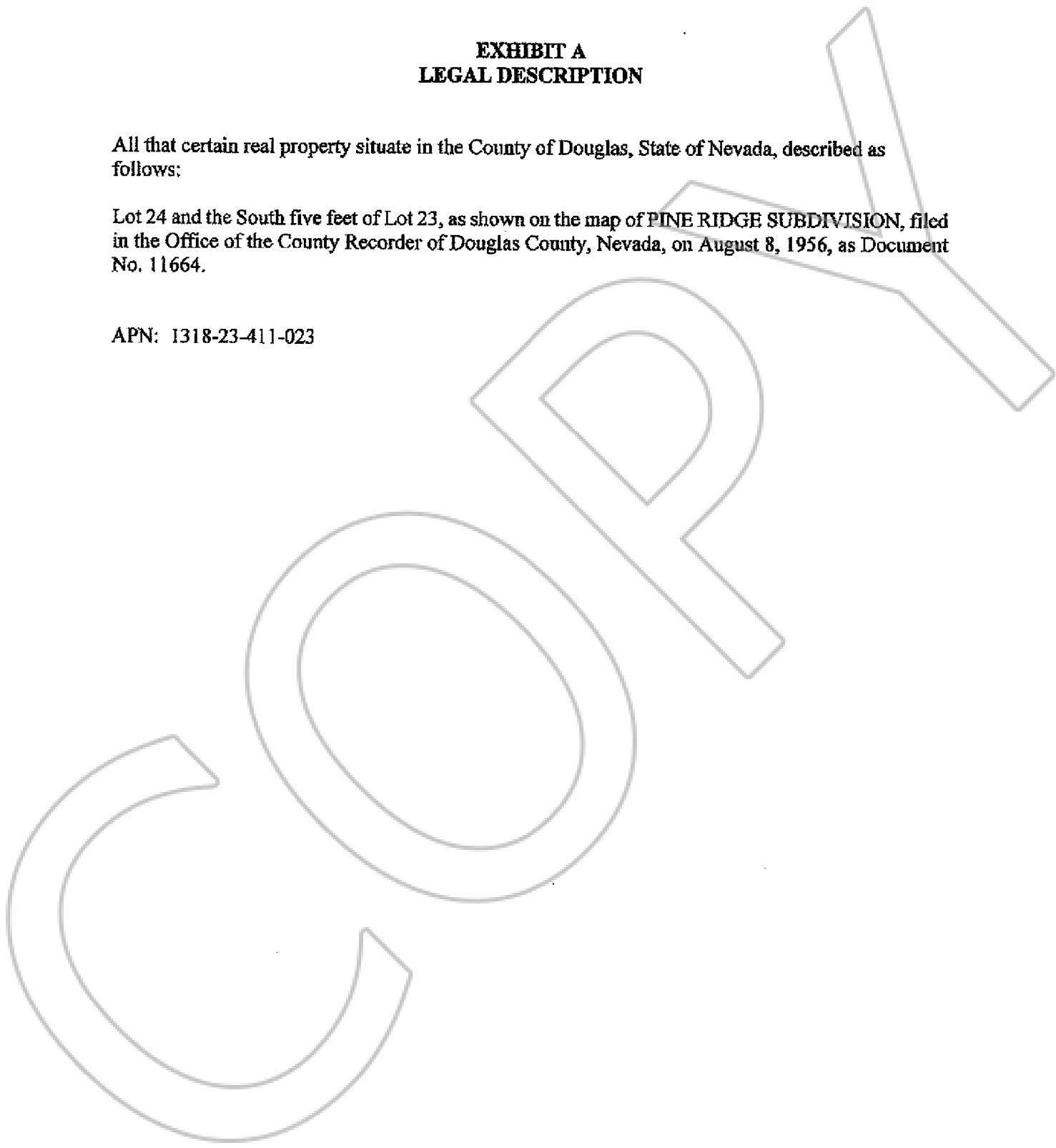
Escrow No. 2202314-SLP

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 24 and the South five feet of Lot 23, as shown on the map of PINE RIDGE SUBDIVISION, filed in the Office of the County Recorder of Douglas County, Nevada, on August 8, 1956, as Document No. 11664.

APN: 1318-23-411-023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-23-411-023
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 983,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value: \$ 983,000.00
 d. Real Property Transfer Tax Due: \$ 3,833.70

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] Capacity Escrow Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Corrine M. Strauss
 Address: 410 15th Unit B
 City: Albuquerque
 State: NM Zip: 87104

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Shivank Gupta and Kyle Menze
 Address: 3439 Saint Marys Road
 City: Lafayette
 State: CA Zip: 94549

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02202314-030-SLP
 Address: 264 Village Boulevard #101
 City, State, Zip: Incline Village, NV 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED