

DOUGLAS COUNTY, NV  
RPTT:\$8190.00 Rec:\$40.00  
\$8,230.00 Pgs=3  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**2022-988019**

**08/01/2022 11:07 AM**

**A.P.N.: 1318-03-111-049**

**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:**

**Cynthia E. Gullis**  
**PO Box 10838**  
**Zephyr Cove, NV 89448**

**Escrow No.: ZC3397-JL**

RPTT \$8,190.00

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Matthew J. Salas and Amy Salas, Husband And Wife As Community Property With Right Of Survivorship**

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

**Cynthia E. Gullis, An Unmarried Woman**

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.**

*Matthew Salas*  
Matthew Salas

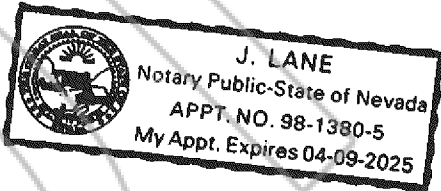
*Amy Salas*  
Amy Salas

STATE OF NEVADA }  
COUNTY OF *Douglas* } ss:

This instrument was acknowledged before me on *7/26/2022*

by *Matthew Salas & Amy Salas*

*J Lane* (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 126, as shown on the map of Skyland Subdivision No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on July 22, 1959, as File No. 14668.

Together with the right of access over lots 32 and 33; as shown on the filed 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: 1318-03-111-049

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1318-03-111-049
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$2,100,000.00

Transfer Tax Value \$2,100,000.00

Real Property Transfer Tax Due: \$8,190.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

**5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %**

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 \_\_\_\_\_ Grantor

Signature CYNTHIA GULIS Grantee Matthew Salas

**SELLER (GRANTOR) INFORMATION**  
(Required)

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Matthew Salas

Address: PO Box 6492  
Stateline, NV 89449

Print Name: Cynthia Gulis

Address: PO Box 10838  
Zephyr Cove, NV. 89448

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

Print Name: Signature Title Company LLC Escrow #: ZC3397-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**