

DOUGLAS COUNTY, NV **2022-988456**  
RPTT:\$7800.00 Rec:\$40.00  
\$7,840.00 Pgs=2 **08/15/2022 03:22 PM**  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1418-34-202-004
<b>R.P.T.T.</b>	\$7,800.00
<b>File No.:</b>	1768820 MMB
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Dmitry Pleshkov and Yulia Kartseva	
P.O. Box 4893	
Stateline, NV 89449	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Manuel Berber and Carol M. Berber, as Trustees of the Berber Family Trust U.D.T. dated November 6, 2009** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Dmitry Pleshkov and Yulia Kartseva, husband and wife, as Community Property with Right of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Being a portion of Lot 2 of Section 34, Township 14 North, Range 18 East, M.D.B.&M., more particularly described as follows:

Parcel D as set forth on Parcel Map for Richard Doud and Roland Adams, recorded February 14, 1979, Book 279, Page 928, as Document No. 29957, Douglas County, Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: August 12, 2022

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Berber Family Trust U.D.T. dated November 6, 2009


By: M. Berber  
Manuel Berber, Trustee

By: Carol M. Berber  
Carol M. Berber, Trustee

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 12 day of August, 2022  
By: Manuel Berber and Carol M. Berber.

Signature: M. Bowlen  
Notary Public

 M. BOWLEN  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 20-5990-05 - Expires November 13, 2024

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1418-34-202-004  
 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'/Ind'l  
 g.  Agricultural                      h.  Mobile Home  
 Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 2,000,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 2,000,000.00  
 d. Real Property Transfer Tax Due                              \$ 7,800.00

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 MBowen Capacity ESCROW OFFICER  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Manuel Berber and Carol M. Berber, as Trustees of the Berber Family Trust U.D.T. dated November 6, 2009  
 Address: 4510 Cordero Drive  
 City: El Dorado Hills  
 State: CA Zip: 95762

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Dmitry Pleshkov and Yulia Kartseva  
 Address: P.O. Box 4893  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1768820 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED