

DOUGLAS COUNTY, NV  
RPTT:\$3412.50 Rec:\$40.00  
\$3,452.50 Pgs=3  
SIGNATURE TITLE - ZEPHYR COVE  
KAREN ELLISON, RECORDER

**2022-988850**

**08/26/2022 09:16 AM**

**A.P.N.: 1318-26-101-047**

**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:**

**Christian P. Rohrer and Maxine Rohrer  
24685 Santa Rita St  
Carmel, CA 93923**

**Escrow No.: ZC3411-JL**

RPTT \$3,412.50

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Julia Castleton, An Unmarried Woman**

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

**Christian P. Rohrer and Maxine Rohrer, Co-Trustees of the Christian and Maxine Rohrer Family Trust Dated July 18, 2016**

all that real property in the City of Stateline, 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.**

Julia Castleton  
Julia Castleton

Julia Castleton

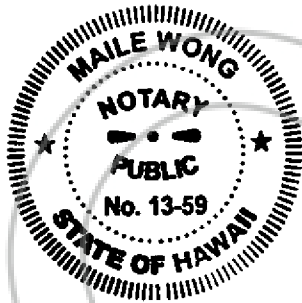
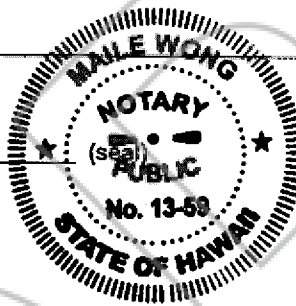
STATE OF HAWAII  
COUNTY OF MAUI

} ss:

This instrument was acknowledged before me on AUG 19 2022

by Julia Castleton

Maile Wong  
Notary Public



Doc. Date: 8-19-22 # Pages: 3  
Maile Wong Second Circuit  
Doc. Description: Grant, Bargain  
Sale Deed

Maile Wong AUG 19 2022  
Notary Signature Date

NOTARY CERTIFICATION

## 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:

**Parcel 1:**

That portion of the Northeast quarter of the Northwest quarter of Section 26, Township 13 North, Range 18 East, M.D.B. & M., that is described as follows:

Commencing at the quarter section corner common to Sections 23 and 26 in said Township and Range; thence North 89°46'00" West along the section line common to said sections a distance of 491.40 feet; thence leaving said section line South 00°08'00" West a distance of 966.42 feet to a point in the East line of the parcel of land conveyed to John Andrews, et ux, by deed recorded February 6, 1956, in Book B-1 of Deeds, at Page 579, Douglas County, Nevada, records, the true point of beginning; thence South 00°08'00" West along the East line of said Andrews parcel a distance of 87.86 feet to the Southeast corner thereof; thence North 89°46'00" West along the South line of said Andrews parcel a distance of 163.00 feet to the Southwest corner thereof; thence North 00°08'00" East along the East line of Andrews parcel a distance of 87.86 feet to a point; thence South 89°46'00" East a distance of 163.80 feet to the true point beginning.

Excepting therefrom the West 20.00 feet of said premises.

**Parcel 2:**

A driveway and Garage Easement recorded March 29, 2011, in Book 311, Page 5913, Document No. 780706, Official Records, Douglas County, Nevada, further described as follows:

All that portion of Section 26, Township 13 North Range 18 East, M.D.M., more particularly described as follows: All that portion of that certain parcel of land as described in that certain deed filed for recorded on May 27, 2001, as Document No. 614459, Official Records of Douglas County, Nevada more particularly described as follows:

Beginning at the Southwest corner of said parcel, a point on the Easterly line of Sequoia Dr.; thence along said Easterly line North 00°08'00" East 20.89 feet; thence North 88°20'54" West 36.94 feet; thence along a non-tangent curve concave to the Southwest having a radius of 17.00 feet, a central angle of 75°04'28", and an arc length 28.66 feet, the chord of said curve bears South 48°08'29" East 20.72 feet; thence North 68°37'13" East 8.95 feet; thence South 21°22'47" East 12.52 feet; thence North 89°46'24" West 65.30 feet, to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Deed of Trust recorded in the office of the County Recorder, of Douglas County, Nevada on March 29, 2011, as Document No. 780711, in Book 311, Page 5938 of Official Records .

APN: 1318-26-101-047

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1318-26-101-047
- 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) \$875,000.00  
 Transfer Tax Value \$875,000.00  
 Real Property Transfer Tax Due: \$3,412.50

**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: Christian P. Rohrer Grantee

**SELLER (GRANTOR) INFORMATION**

(Required)

Print Name: Julia Castleton  
 Address: 1135 Makawao Ave Apt 103  
Makawao HI 96768

**BUYER (GRANTEE) INFORMATION**

(Required)

Print Name: Christian P. Rohrer  
 Address: 24685 Santa Rita St  
Carmel, CA 93933

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

Print Name: Signature Title Company LLC Escrow #: ZC3411-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**