

DOUGLAS COUNTY, NV

2022-992566

RPTT:\$1696.50 Rec:\$40.00

\$1,736.50 Pgs=3

12/20/2022 03:00 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Linda Louise Massone and
Kerry Lynn Cherney
3827 South Carson Street
#194
Carson City NV 89701

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2204650-RLT

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.: 1220-03-212-034

R.P.T.T. \$1,696.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Karel Novak and Hana Novak as joint tenants husband and wife
with the rights of survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant,
Bargain, Sell and Convey to Linda Louise Massone and Kerry Lynn Cherney as Successor Co-Trustees of
the August and Marilyn Marty 2008 Revocable Trust dated 02/13/2008

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.

Karel Novak
Karel Novak

Hana Novak
Hana Novak

(KPH) STATE OF ~~NEVADA~~ *Colorado* } ss:
COUNTY OF ~~DOUGLAS~~ *Boulder*

This instrument was acknowledged before me on, *December 17, 2022*
by Karel Novak and Hana Novak

KPH
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02204650.

KATHLEEN PHYLLIS HOFFMAN
Notary Public
State of Colorado
Notary ID # 20204008260
My Commission Expires 02-26-2024

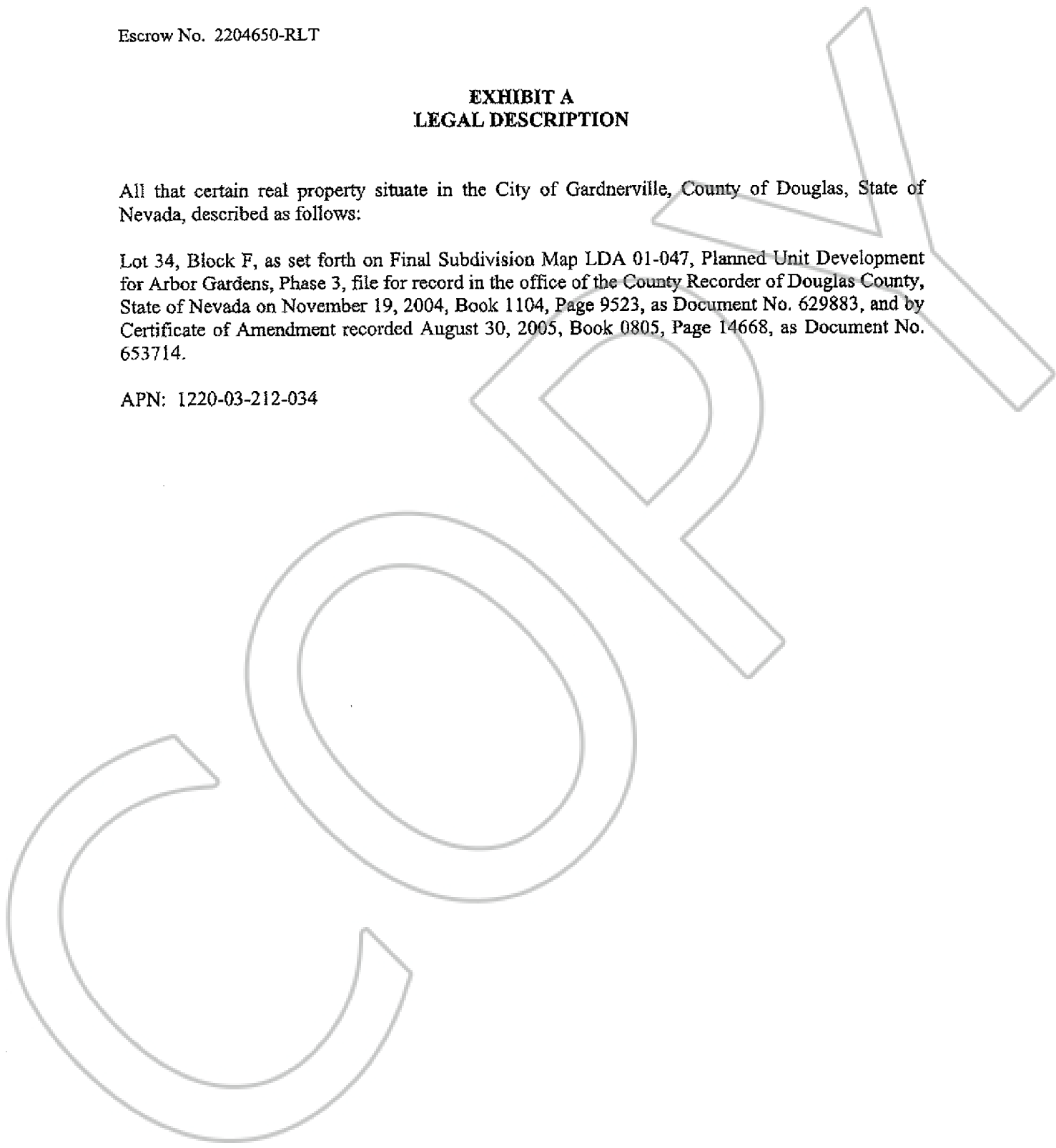
Escrow No. 2204650-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 34, Block F, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for Arbor Gardens, Phase 3, file for record in the office of the County Recorder of Douglas County, State of Nevada on November 19, 2004, Book 1104, Page 9523, as Document No. 629883, and by Certificate of Amendment recorded August 30, 2005, Book 0805, Page 14668, as Document No. 653714.

APN: 1220-03-212-034



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-03-212-034
 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: \$ 435,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 435,000.00
 d. Real Property Transfer Tax Due: \$ 1,696.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100%

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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Karel Novak & Hana Novak
 Address: P.O BOX 1790
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Linda Louise Massone and Kerry Lynn Cherney as Successor Co-Trustees of the August and Marilyn Marty 2008 Revocable Trust dated 02/13/2008
 Address: 3827 S Carson Street #194
 City: Carson City NV 89701
 State: Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02204650-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED