

DOUGLAS COUNTY, NV
RPTT:\$9656.40 Rec:\$40.00
\$9,696.40 Pgs=6

2023-1000125

09/01/2023 09:17 AM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-03-212-093

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:**

Borman Fallavena Family Trust
402 2nd St
Pacific Grove, CA 93950

Escrow No.: ZC3586-JL

RPTT \$9,656.40

Document Signed in Counterpart
GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Jan Claire Gilbert and Kim Alison Redding, Trustees of the Rottmann Living Trust

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

**Garth Borman and Amy Fallavena, as trustees of the Borman Fallavena Family Trust dated
April 2nd 2018**

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.

Jan Claire Gilbert and Kim Alison Redding, Trustees of the Rottmann Living Trust

Jan Claire Gilbert TRUSTEE
By: Jan Claire Gilbert, Trustee

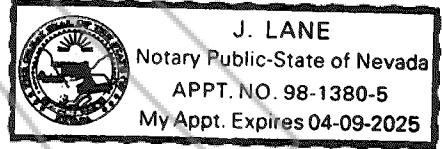
see attached
By: Kim Alison Redding, Trustee

STATE OF NEVADA } ss:
COUNTY OF Douglas

This instrument was acknowledged before me on 8-17-2023

by Jan Claire Gilbert

Jane (seal)
Notary Public



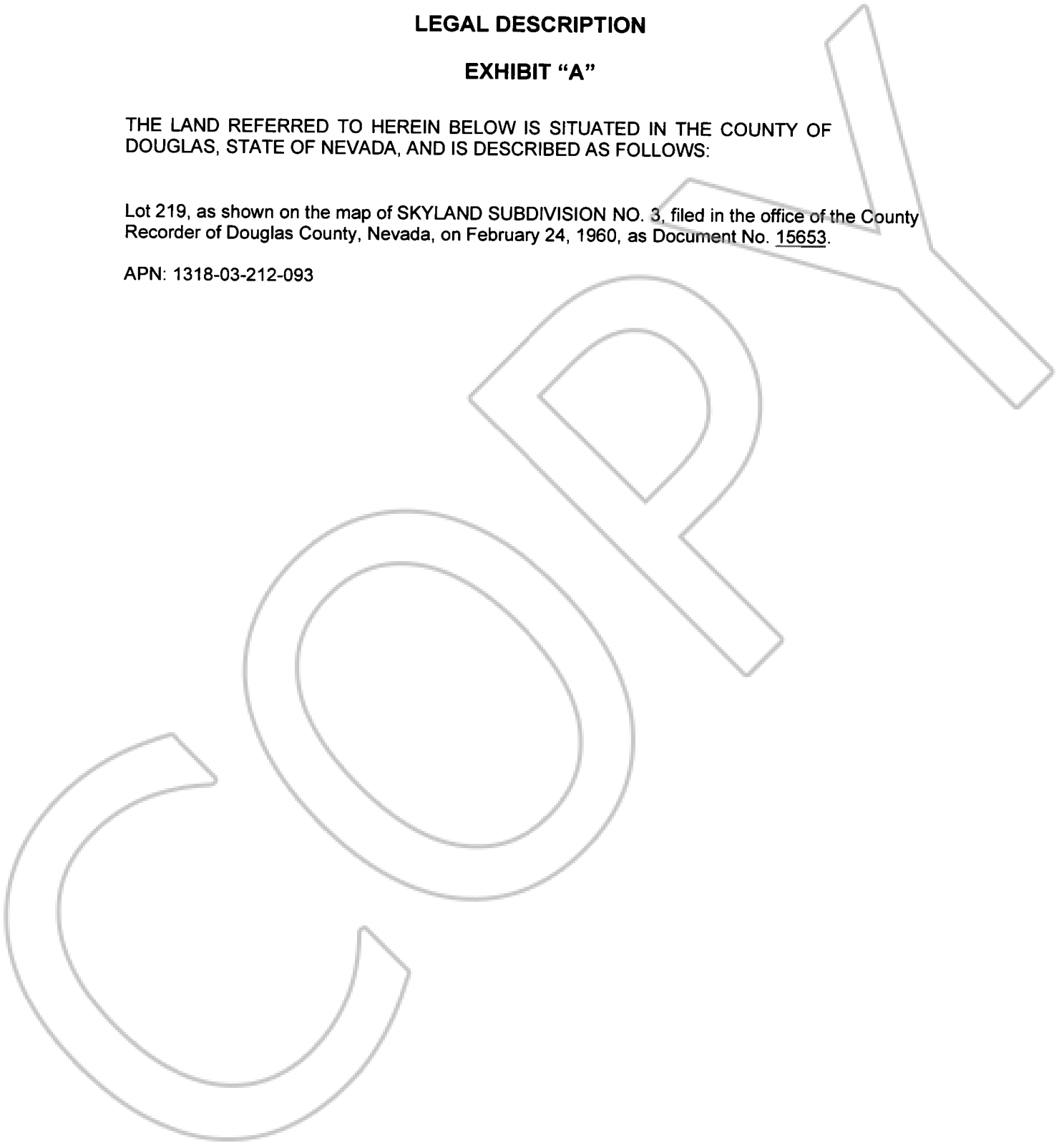
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 219, as shown on the map of SKYLAND SUBDIVISION NO. 3, filed in the office of the County Recorder of Douglas County, Nevada, on February 24, 1960, as Document No. 15653.

APN: 1318-03-212-093



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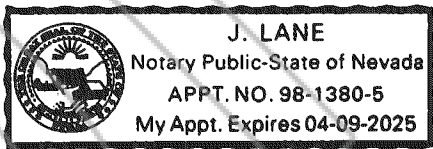
Kim Alison Redding, Trustee
By: Kim Alison Redding, Trustee

STATE OF NEVADA }
COUNTY OF Washoe } ss:

This instrument was acknowledged before me on 8/16/2023

by Kim Alison Redding

J. Lane (seal)
Notary Public



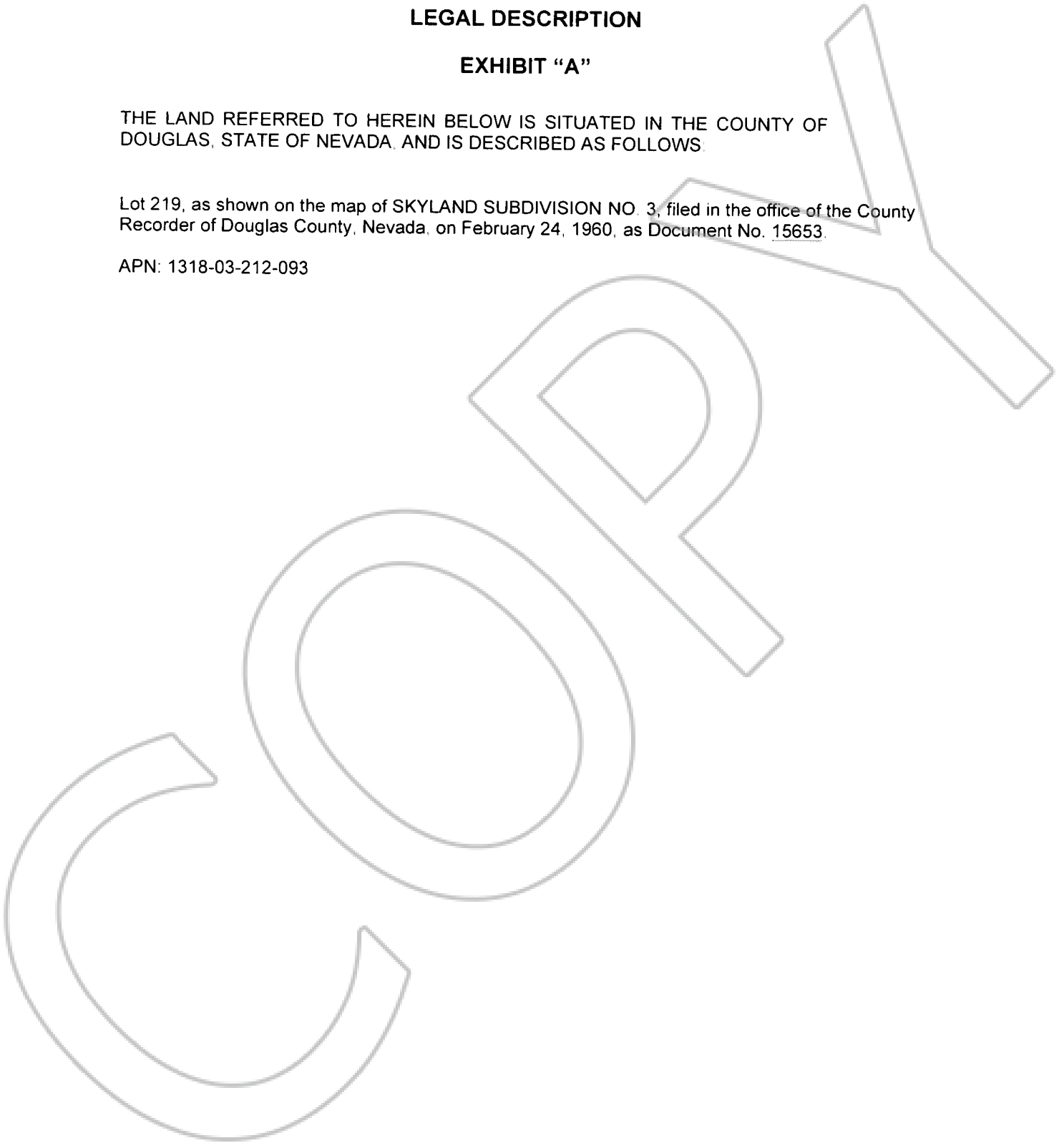
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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-03-212-093
- 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 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) \$2,476,000.00
 Transfer Tax Value \$2,476,000.00
 Real Property Transfer Tax Due: \$9,656.40

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 _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Rottmann Living Trust
 Address: 1095 JOAQUIN MILITAR DR
RENO NV 89509

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Borman Fallavena Trust dated April
2nd 2018
 Address: 402 2nd ST
PACIFIC GROVE CA 93950

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

Print Name: Signature Title Company LLC Escrow #: ZC3586-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