

DOUGLAS COUNTY, NV **2023-1001096**
RPTT:\$1560.00 Rec:\$40.00
\$1,600.00 Pgs=3 10/03/2023 11:15 AM
SIGNATURE TITLE - MINDEN
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-23-410-059

RECORDING REQUESTED BY:
Signature Title Company LLC
1664 Highway 395 Suite 106
Minden, NV 89423

MAIL RECORDED DOCS AND
TAX STATEMENTS TO:

Paul Lobet and Holly Lobet
P.O. Box 11668
Zephyr Cove, NV 89448

Escrow No.: 710233-NF

RPTT \$1,560.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Lisa Nicoud and Louis Nicoud, Wife and Husband as Joint Tenants with right of survivorship

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

Paul Lobet and Holly Lobet, Husband And Wife As Joint Tenants

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.

Louis Nicoud
Louis Nicoud

Lisa Nicoud
Lisa Nicoud

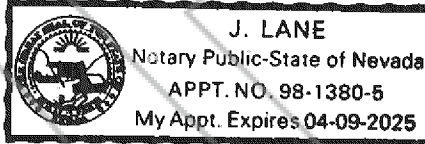
STATE OF NEVADA
COUNTY OF DOUGLAS

} SS:

This instrument was acknowledged before me on 9-26-2023

by Louis Nicoud & Lisa Nicoud

J. Lane
Notary Public (98A)



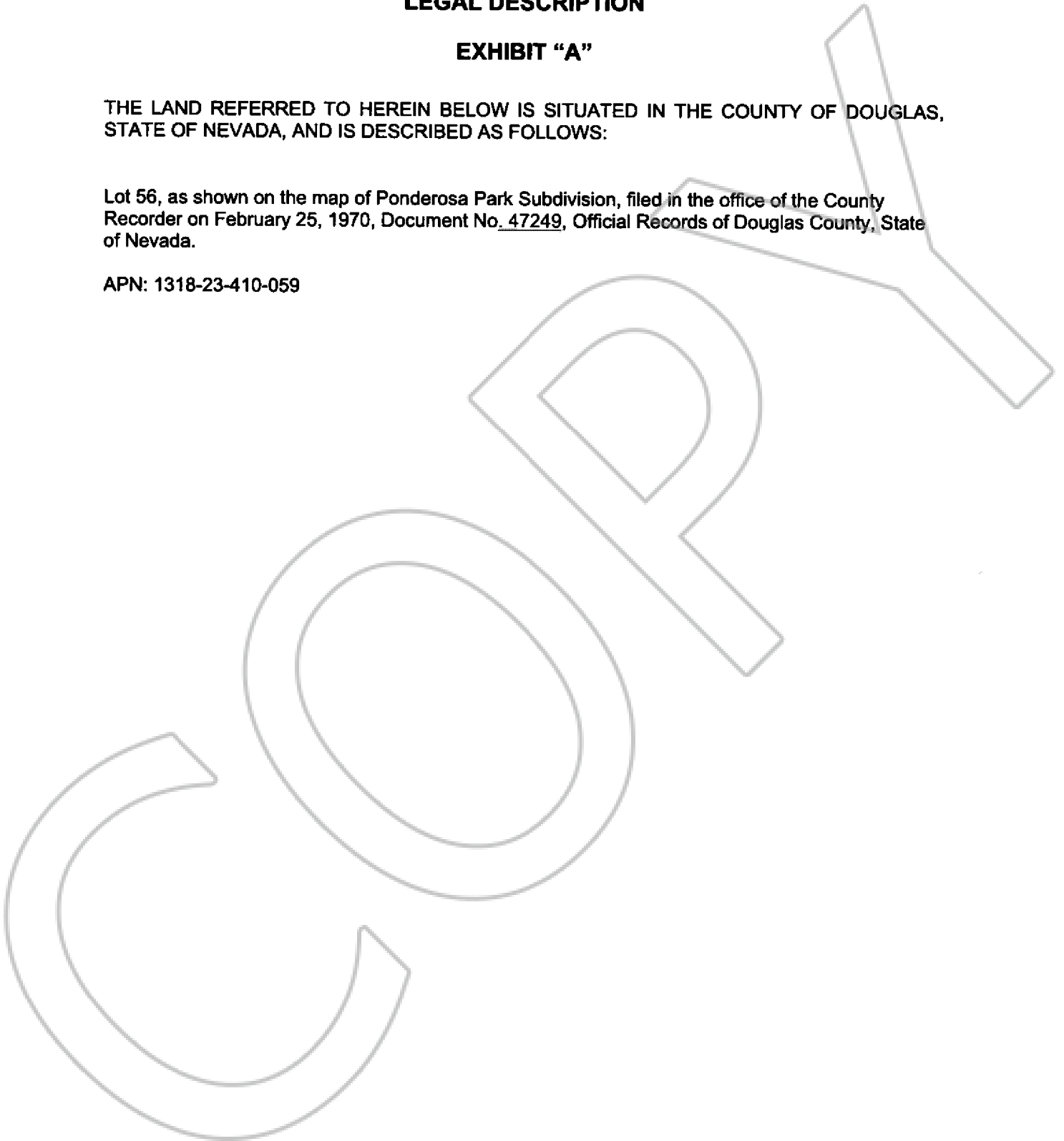
LEGAL DESCRIPTION

EXHIBIT "A"

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

Lot 56, as shown on the map of Ponderosa Park Subdivision, filed in the office of the County Recorder on February 25, 1970, Document No. 47249, Official Records of Douglas County, State of Nevada.

APN: 1318-23-410-059



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-410-059
- 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) \$400,000.00
Transfer Tax Value \$400,000.00
Real Property Transfer Tax Due: \$1,560.00

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 *Lisa Nicoud* _____ *Agent* _____

Signature _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Lisa Nicoud and Louis Nicoud
Address: 1140 Derick Way
Sacramento, CA 95822

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Paul Llobet and Holly Llobet
Address: P.O. Box 11668
Zephyr Cove, NV 89448

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

Print Name: Signature Title Company LLC Escrow #: 710233-NF
Address: 1664 Highway 395 Suite 106, Minden, NV 89423