

DOUGLAS COUNTY, NV **2023-1001622**
RPTT:\$2152.80 Rec:\$40.00
\$2,192.80 Pgs=3 **10/20/2023 10:39 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER

APN: 1420-34-201-052
R.P.T.T.: \$2,152.80
Escrow No.: 23037752-SA
When Recorded Return To:
Jacob M. Randolph and Marisa DeWames
Randolph
2747 Stewart Avenue
Minden, NV 89423

Mail Tax Statements to:
Jacob M. Randolph and Marisa DeWames
Randolph
2747 Stewart Avenue
Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Suzanne Sorenson Bornstein and Ira Jay Bornstein, Trustees of The Elaine Mary Rogers Living Trust dated December 30, 2020

do(es) hereby Grant, Bargain, Sell and Convey to

Jacob M. Randolph and Marisa DeWames Randolph, husband and wife and Eric Brown and Kelly Brown, husband and wife, all as joint tenants with right of survivorship.

all that real property situated in the Town of Minden, County of Douglas, State of Nevada, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 11th day of OCTOBER, 2023.

The Elaine Mary Rogers Living Trust dated December 30, 2020

BY: Suzanne Sorenson Bornstein, TRUSTEE
Suzanne Sorenson Bornstein
Trustee

BY: Ira Jay Bornstein, TRUSTEE
Ira Jay Bornstein
Trustee

STATE OF NEVADA

COUNTY OF _____

This instrument was acknowledged before me on this 11 day of OCTOBER, 2023, by Suzanne Sorenson Bornstein, as Trustee and Ira Jay Bornstein, as Trustee of The Elaine Mary Rogers Living Trust dated December 30, 2020.

Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On 10/11/2023 before me, Adila Khan (Notary Public).
(Date) (Here Insert Name and Title of the Officer)

personally appeared Ira Jay Bornstein / Suzanne Sorenson Bornstein
(Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature Adila Khan (Seal)
(Signature of Notary Public)

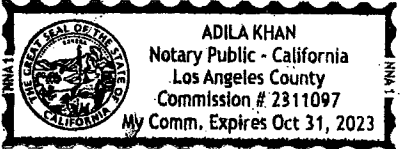
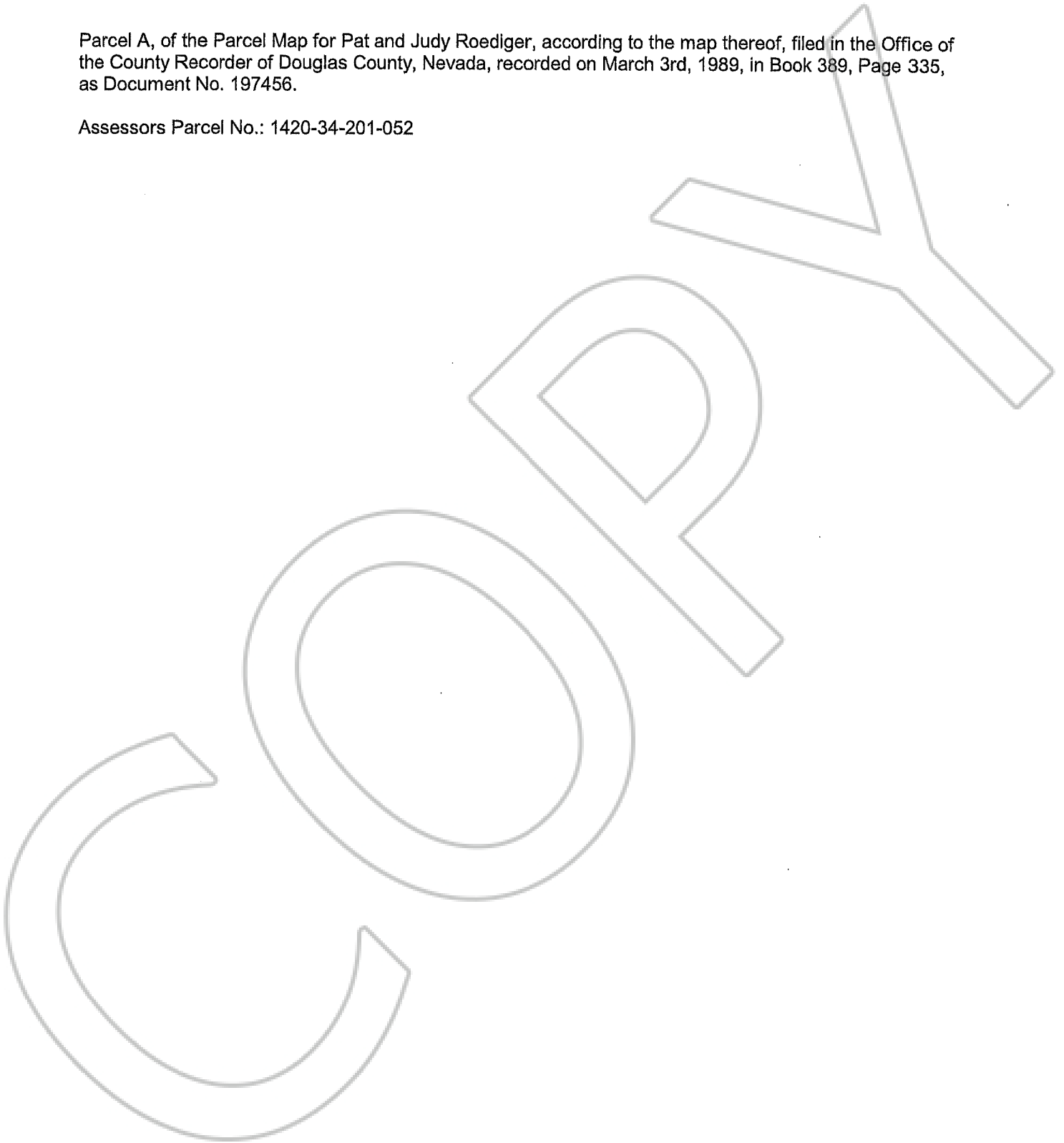


EXHIBIT "A"

Parcel A, of the Parcel Map for Pat and Judy Roediger, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on March 3rd, 1989, in Book 389, Page 335, as Document No. 197456.

Assessors Parcel No.: 1420-34-201-052



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-34-201-052
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$552,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$552,000.00
 d. Real Property Transfer Tax Due: \$2,152.80

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *Cynthia Haggard* Capacity: ~~Grantor~~ Escrow
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Suzanne Sorenson Bornstein and Ira Jay Bornstein, Trustees of The Elaine Mary Rogers Living Trust dated December 30, 2020
 Address: 10155 Casaba Ave
 City: Chatsworth
 State: CA Zip: 91311

Print Name: Jacob M. Randolph and Marisa DeWames Randolph and Eric Brown and Kelly Brown
 Address: 2747 Stewart Avenue
 City: Minden
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23037752-SA
 Address: 1352 Hwy 395, Ste 114
 City: Gardnerville State: NV Zip: 89410