

DOUGLAS COUNTY, NV **2023-1002468**
RPTT:\$234.00 Rec:\$40.00
\$274.00 Pgs=3 11/20/2023 09:08 AM
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1022-15-001-113
R.P.T.T.	\$ 234.00
File No.:	2159723 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Donald Kostecki	
P.O. Box 16241	
South Lake Tahoe, CA 96151	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mitchell J. Argon and Maureen E. Argon, Trustess of the Argon Family Trust Established April 28, 1997** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Donald Kostecki, a single man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: November 16, 2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

The Argon Family Trust

By: Mitchell J. Argon
Mitchell J. Argon, Trustee

By: Maureen E. Argon
Maureen E. Argon, Trustee

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 10th day of November, 2023
By: Mitchell J. Argon and Maureen E. Argon.

Signature: M. Bowlen
Notary Public

My Commission Expires: 11/13/24

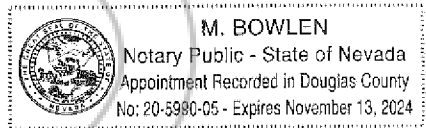


EXHIBIT "A" LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of described as follows:

Parcel 1:

The following describes a parcel of land - lying entirely within Parcel (B), as shown on the Official Plat of Topaz Ranch Estates Unit No. 4, as filed for record in the office of the Recorder of Douglas County, Nevada, on November 16, 1970, as document number 50212, being more particularly described as follows:

COMMENCING at the southeasterly corner of Lot 8, Block V, and proceeding thence along the westerly line of the Roadside Park Parcel, South $12^{\circ}23'37''$ East, 389.83 feet to a point on the northerly line of Nevada State Highway No. 3; thence along said northerly line, South $67^{\circ}29'50''$ West, 266.61 feet to the True Point of Beginning; thence continuing along said line, South $67^{\circ}29'50''$ West, 220.87 feet; thence leaving said line and proceeding North, $17^{\circ}25'09''$ West, 207.36 feet to a point on the southerly line of a 60-foot wide roadway; thence along said southerly line, North $72^{\circ}34'51''$ East, 220.00 feet; thence leaving said line and proceeding, South $17^{\circ}25'09''$ East, 187.78 feet to the True Point of Beginning.

Parcel 2:

Commencing at the Southwest corner of Lot 1, Block V of Topaz Ranch Estates, Unit No. 4 and proceeding; thence along the Easterly side of Albite Road, South $12^{\circ}23'37''$ East 273.11 feet to the True Point of Beginning, said point also being the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of $95^{\circ}01'32''$, a radius of 20.00 feet though an arc length of 33.17 feet to a point on the Northerly line of said 60-foot wide roadway; thence along said Northerly line, North $72^{\circ}34'51''$ East 1,463.88 feet to a point on the Westerly line of a roadside park parcel; thence along said Westerly line, South $12^{\circ}23'37''$ East 60.24 feet to a point on the Southerly line of said 60-foot wide roadway; thence along said line South $72^{\circ}34'51''$ west 1,467.39 feet to the beginning of a curve to the left, the tangent of which bears the last described course; thence along said curve, having a central angle of $84^{\circ}58'28''$, a radius of 20.00 feet though an arc length of 29.66 feet to a point on the Easterly line North $12^{\circ}23'37''$ West 100.38 feet to the True Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain documents recorded in the office of the County Recorder of Douglas County, Nevada on January 23, 2006, Book 106, Page 7328 as Document No. 666244 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-15-001-113
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 60,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 60,000.00
 d. Real Property Transfer Tax Due \$ 234.00

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 M Bawlen Capacity _____ Escrow Officer _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Mitchell J. Argon and Maureen E.
 Argon, Trustess of the Argon Family
 Trust Established April 28, 1997
 Address: 1621 US Hwy 395 N, Suite 200
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Donald Kostecki
 Address: P.O. Box 16241
 City: South Lake Tahoe
 State: CA Zip: 96151

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2159723 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED