

DOUGLAS COUNTY, NV
RPTT:\$4114.50 Rec:\$40.00
\$4,154.50 Pgs=4

2023-1003385

12/26/2023 01:28 PM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-23-310-032

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:**

Stephen Mildner and Emily Mildner
PO Box 10270
Zephyr Cove NV 89448

Escrow No.: ZC3721-JL

RPTT \$4,114.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

**Nicholas J. Pavich and Lillian D. Pavich, Trustees of the Nicholas J. & Lillian D. Pavich Family Trust
dated October 13, 2016**

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

**Stephen Mildner and Emily Mildner, Husband and Wife as Joint Tenants With Right of
Survivorship**

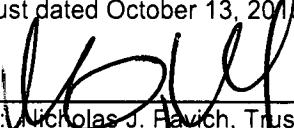
all that real property in the City of Stateline, County of Douglas, State of Nevada, described as follows:

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.

Nicholas J. Pavich and Lillian D. Pavich, Trustees of the Nicholas J. & Lillian D. Pavich Family Trust dated October 13, 2016


By: Nicholas J. Pavich, Trustee


By: Lillian D. Pavich, Trustee

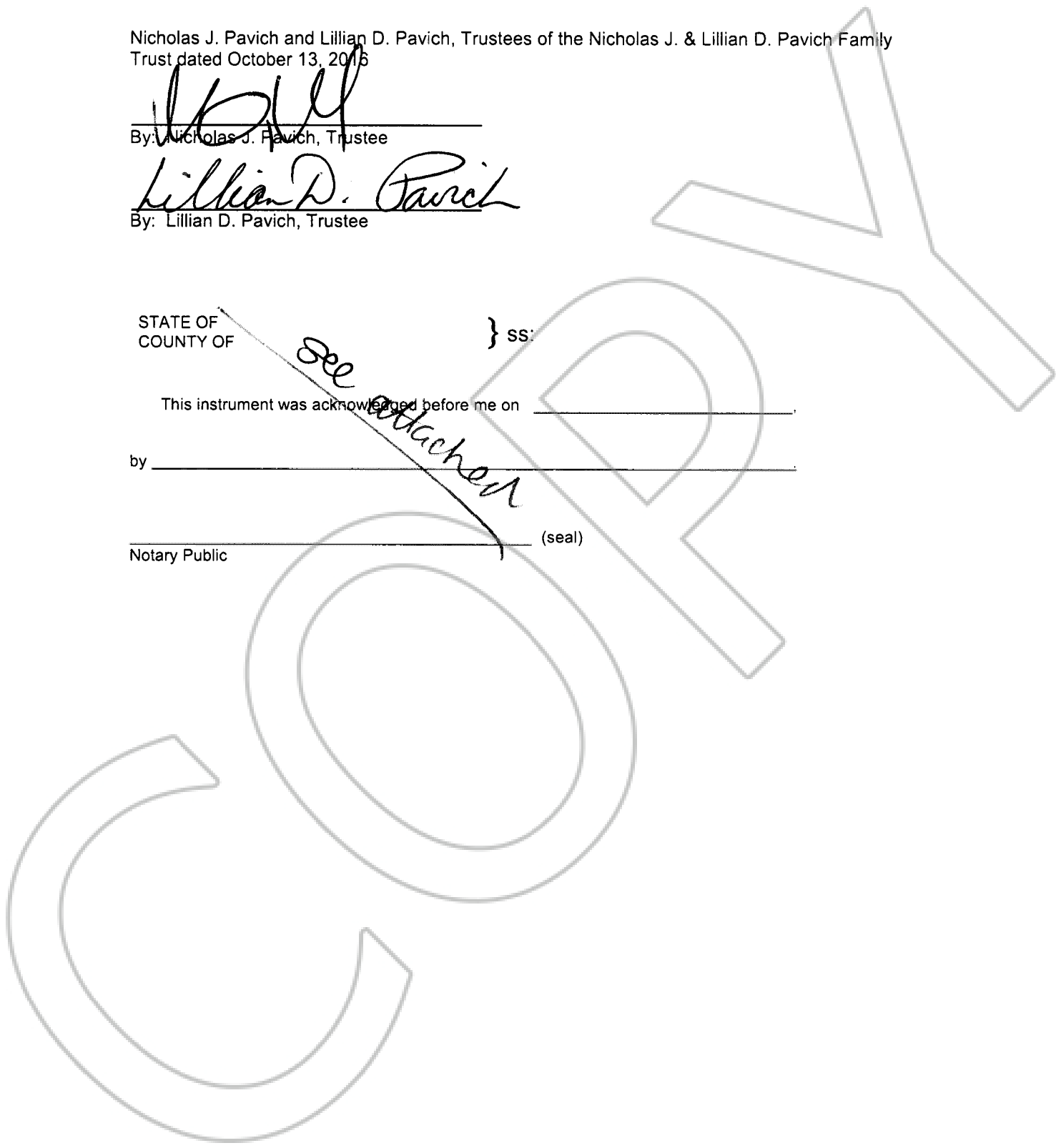
STATE OF _____
COUNTY OF _____

} ss:

This instrument was acknowledged before me on _____
by _____

Notary Public (seal)

See attached



ACKNOWLEDGMENT

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 RIVERSIDE

On DEC 21ST, 2023 before me, NAYAN P. GHELANI, NOTARY PUBLIC
(insert name and title of the officer)

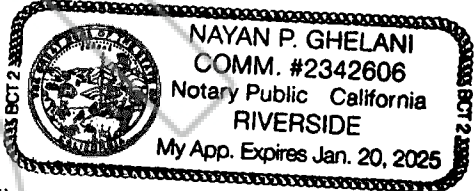
personally appeared NICHOLAS J. PAICH AND LILLIAN D. DAVITT,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are
subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed the same in
~~his~~ her/their authorized capacity(ies), 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 

(Seal)



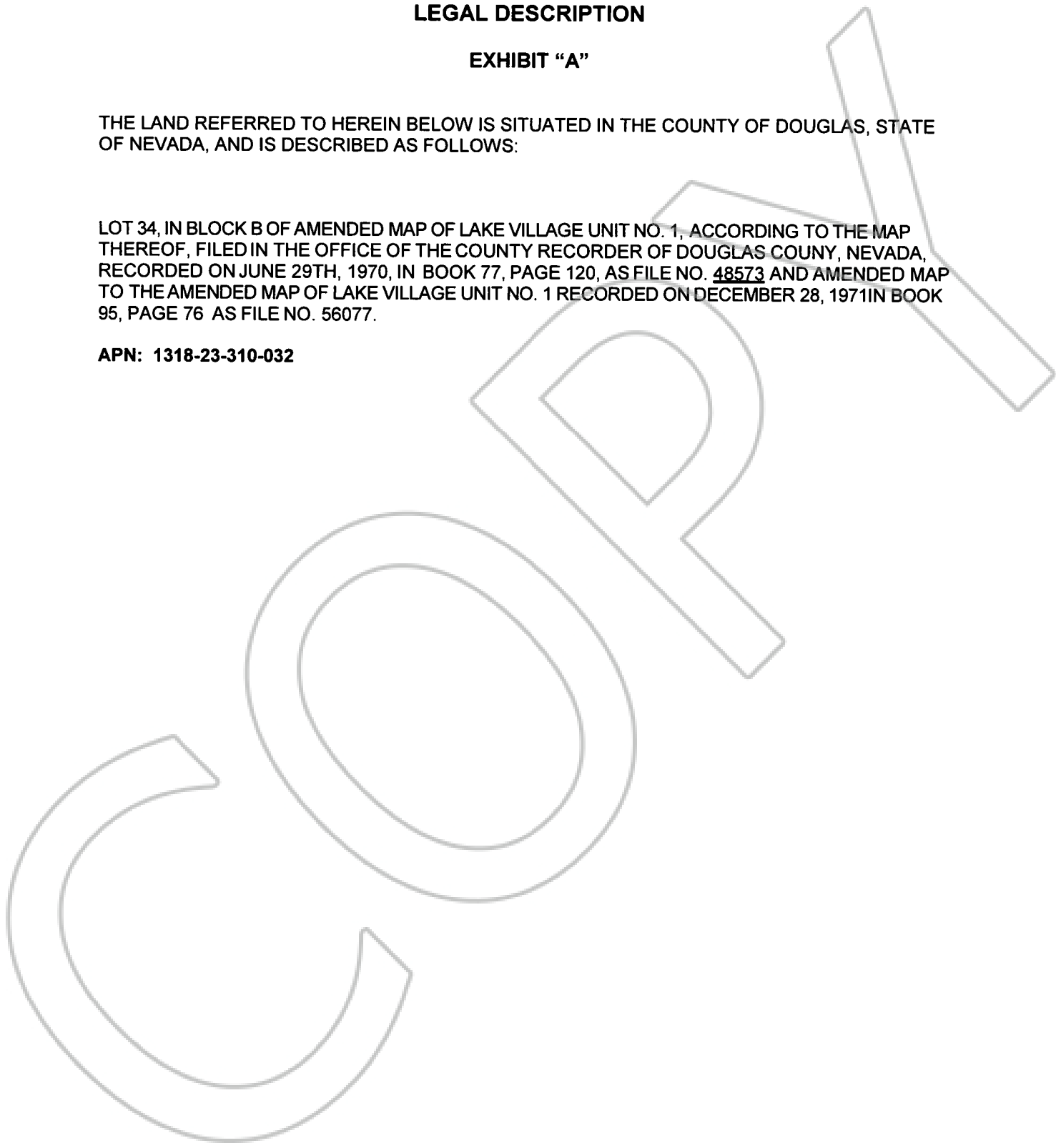
LEGAL DESCRIPTION

EXHIBIT "A"

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

LOT 34, IN BLOCK B OF AMENDED MAP OF LAKE VILLAGE UNIT NO. 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, RECORDED ON JUNE 29TH, 1970, IN BOOK 77, PAGE 120, AS FILE NO. 48573 AND AMENDED MAP TO THE AMENDED MAP OF LAKE VILLAGE UNIT NO. 1 RECORDED ON DECEMBER 28, 1971 IN BOOK 95, PAGE 76 AS FILE NO. 56077.

APN: 1318-23-310-032



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-310-032
- 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 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) \$1,055,000.00
Transfer Tax Value \$1,055,000.00
Real Property Transfer Tax Due: \$4,114.50

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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 Nicholas J. Pavich
Nicholas J. Pavich (Dec 22, 2023 10:47 PST)

Grantor _____

Signature [Handwritten Signature]

Grantee [Handwritten Signature]

SELLER (GRANTOR) INFORMATION
(Required)

BUYER (GRANTEE) INFORMATION
(Required)

Nicholas J. Pavich and
Lillian D. Pavich, Trustees of
the Nicholas J. & Lillian D.
Pavich Family Trust dated
October 13, 2016
Print Name: _____
Address: 2272 RAINWOOD CT
RENO NV 89509

Stephen Mildner
Print Name: _____
Address: PO Box 10270
Zephyr Cove, NV 89448

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

Print Name: Signature Title Company LLC Escrow #: ZC3721-JL
Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448