

DOUGLAS COUNTY, NV **2023-993921**
RPTT:\$2047.50 Rec:\$40.00
\$2,087.50 Pgs=4 **02/16/2023 11:53 AM**
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1319-19-718-006

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:**

Arun Bhatia and Tonni Renee Bhatia
3579 Oregon Way
Livermore CA 94550-3642

Escrow No.: ZC3467-JL

RPTT \$2,047.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Carol Bentley, A Married Woman as her Sole and Separate Property

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

Arun Bhatia and Tonni Renee Bhatia, 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.

Carol Bentley

Carol Bentley

STATE OF NEVADA
COUNTY OF

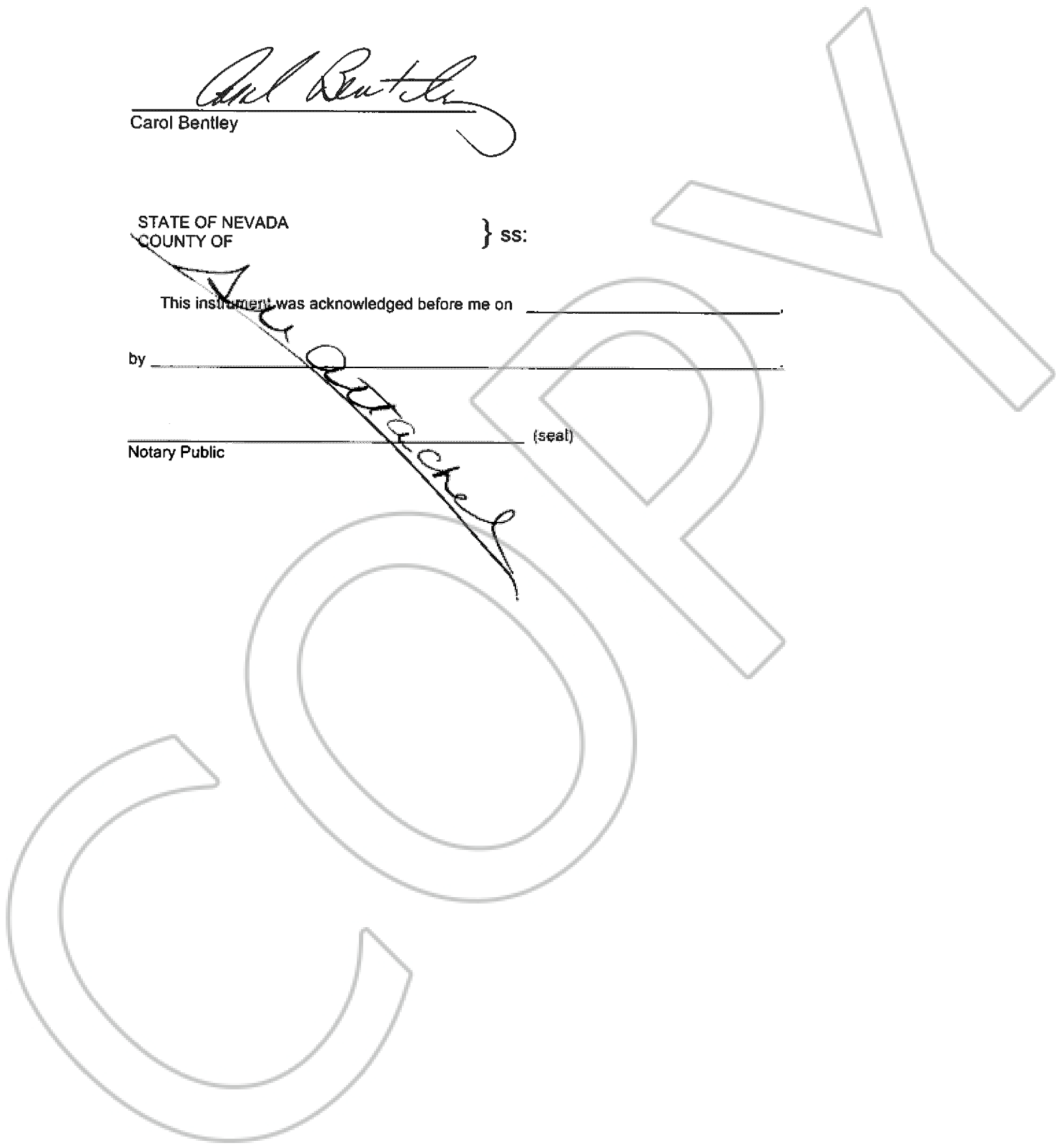
} ss:

This instrument was acknowledged before me on _____

by _____

Notary Public (seal)

Not 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 San Diego

On 2/1/2023 before me, Ashley Easterday, Notary public.
(insert name and title of the officer)

personally appeared Carol Bentley
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)



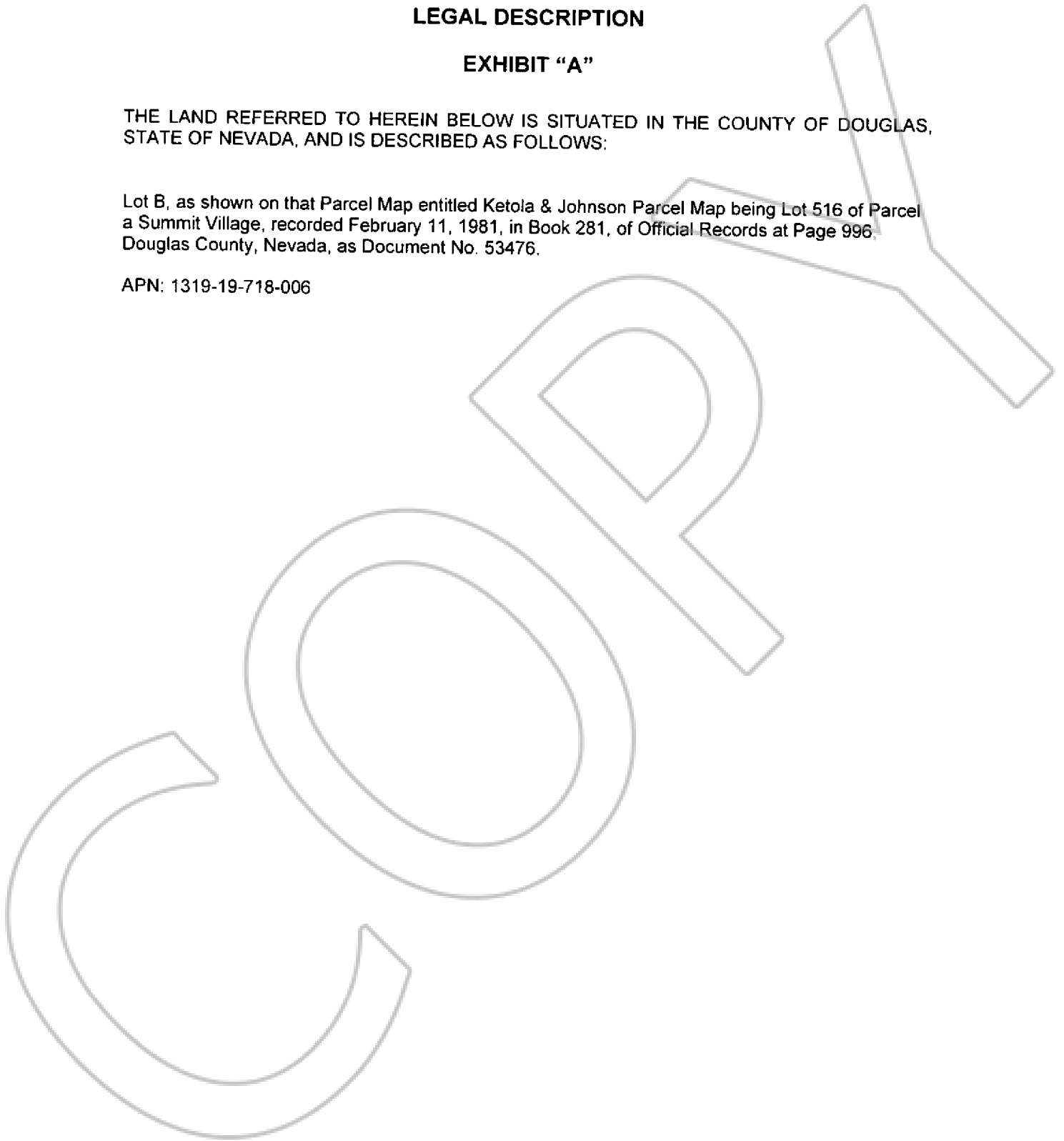
LEGAL DESCRIPTION

EXHIBIT "A"

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

Lot B, as shown on that Parcel Map entitled Ketola & Johnson Parcel Map being Lot 516 of Parcel
a Summit Village, recorded February 11, 1981, in Book 281, of Official Records at Page 996,
Douglas County, Nevada, as Document No. 53476.

APN: 1319-19-718-006



STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1319-19-718-006
- 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) \$525,000.00
Transfer Tax Value \$525,000.00
Real Property Transfer Tax Due: \$2,047.50

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 Carol Bentley

Grantor _____

Signature [Signature]

Grantee Agent

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Carol Bentley
Address: 6336 LAKE LUCERNE WAY
SAN DIEGO CA 92119

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: Arun Bhatia
Address: 3579 OREGON WAY
LIVERMORE CA 94550

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

Print Name: Signature Title Company LLC Escrow #: ZC3467-JL
Address: 212 Eiks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED