

DOUGLAS COUNTY, NV **2023-995078**
RPTT:\$2476.50 Rec:\$40.00
\$2,516.50 Pgs=2 **03/30/2023 08:16 AM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1318-23-312-003
R.P.T.T.	\$2,476.50
File No.:	1954445 MMB
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
James J. Toudy	
278 Coggins Drive	
Pleasant Hill, CA 94523	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Guy L. Cavet and Rowan E. Chapman, Trustees of the Caveman Living Trust dated October 2019, who erroneously acquired title as Guy L. Cavet and Rowen E. Chapman, Trustees of the Caveman Living Trust dated October 2019** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James J. Toudy, a single man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Unit C of Condominium 67, being all of Lot 67, located in LAKE VILLAGE 2-D, recorded in the office of the County Recorder of Douglas County, State of Nevada on February 24, 1978, Document No. 17962; being a Condominium Map of said Lot 67, as shown on the Map recorded September 21, 1977, as Document No. 13198 of the common area, as shown on the Map of the Condominium 2-D recorded February 24, 1979, Document No. 17962, Official Records of Douglas County, Nevada.

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: March 11, 2023

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

The Caveman Living Trust dated October 2019

By: [Signature]
Guy L. Cavet, Trustee

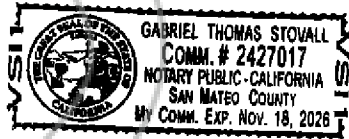
By: [Signature]
Rowan E. Chapman, Trustee

State of California)
County of San Mateo) ss

This instrument was acknowledged before me on the 16th day of March, 2023
By: Guy L. Cavet and Rowan E. Chapman, Trustees of the Caveman Living Trust dated October 2019

Signature: [Signature]
Notary Public

My Commission Expires: 11/18/26



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-312-003
 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 \$ 635,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 635,000.00
 d. Real Property Transfer Tax Due \$ 2,476.50

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  Capacity Escrow Officer
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Guy L. Cavet and Rowan E. Chapman,
Trustees of the Caveman Living Trust
dated October 2019
 Address: 981 Baileyana Road
 City: Hillsborough
 State: CA Zip: 94010

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: James J. Toudy
 Address: 278 Coggins Drive
 City: Pleasant Hill
 State: CA Zip: 94523

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1954445 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410