

DOUGLAS COUNTY, NV
RPTT:\$3032.25 Rec:\$40.00
\$3,072.25 Pgs=3

2023-995081
03/30/2023 09:23 AM

SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1319-30-515-004

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:

Mark D. Holmes
PO Box 4698
Stateline, NV 89449

Escrow No.: ZC3472-JL

RPTT \$3,032.25

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Teresa Ann Deveaux and Michael Lee Nathlich, Trustees of the Deveaux Real Property Trust, u/t/a dated February 15, 2017

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

Mark D. Holmes, A Single Man


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.

Teresa Ann Deveaux and Michael Lee Nathlich, Trustees of the Deveaux Real Property Trust, u/t/a dated February 15, 2017


By: Teresa Ann Deveaux, Trustee


By: Michael Lee Nathlich, Trustee

STATE OF WASHINGTON } ss:
COUNTY OF WHATCOM

This instrument was acknowledged before me on 18TH March, 2023

by BASHIR PATEL - NOTARY PUBLIC


Notary Public (seal)

BASHIR PATEL - NOTARY PUBLIC
STATE OF WASHINGTON
COUNTY OF WHATCOM
MY COMMISSION EXPIRES OCTOBER 15 2023
LICENSE NUMBER 195984

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:

Parcel I:

Parcel 5-D, as shown on the official Plat of Tahoe Village Condominium No. 5, being a Subdivision of Lot 5 of the Second Amended Map Tahoe Village Unit No. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on May 26, 1976, as Document No. 00621.

Parcel II:

Together with an undivided 1/4th interest in and to the "Common Area", as shown on said map of the Tahoe Village Condominium NO. 5

APN: 1319-30-515-004

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1319-30-515-004
- 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) \$777,500.00

Transfer Tax Value \$777,500.00

Real Property Transfer Tax Due: \$3,032.25

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 _____

Grantor _____

Signature _____

Grantee Agent _____

SELLER (GRANTOR) INFORMATION
(Required)

Teresa Ann Deveaux and
Michael Lee Nathlich,
Trustees of the Deveaux
Real Property Trust

Print Name: _____

Address: PO Box 7172-384
Stateline, NV 89449

BUYER (GRANTEE) INFORMATION
(Required)

Mark D. Holmes

Print Name: _____

Address: PO Box 4698
Stateline, NV 89449

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

Print Name: Signature Title Company LLC Escrow #: ZC3472-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED