

**DOUGLAS COUNTY, NV**      **2023-997106**  
RPTT:\$1946.10 Rec:\$40.00  
\$1,986.10 Pgs=2      **06/05/2023 10:58 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
**SHAWNYNE GARREN, RECORDER**

APN: 1320-29-214-034  
R.P.T.T.: \$1,946.10  
Escrow No.: 23034964-DR  
When Recorded Return To:  
Tronis Ceres Properties Family L.P.  
PO Box 10015  
Zephyr Cove, NV 89448

Mail Tax Statements to:  
Tronis Ceres Properties Family L.P.  
PO Box 10015  
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**John Fredrick Zirbel, Successor Trustee of The Ellen Palmer Caywood Trust dated July 25, 2001**

do(es) hereby Grant, Bargain, Sell and Convey to

**Tronis Ceres Properties Family L.P., a California Limited Partnership**

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

PARCEL NO. 1:

Lot 1, of Winhaven, Phase 2, Phase B, a Planned Unit Development, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on September 14th, 1990, as Document No. 234655.

PARCEL NO. 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants, Conditions and Restrictions recorded September 28, 1990, as Document No. 234644, Official Records.

Assessors Parcel No.: 1320-29-214-034

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 2nd day of June, 2023.

The Ellen Palmer Caywood Trust dated July 25, 2001

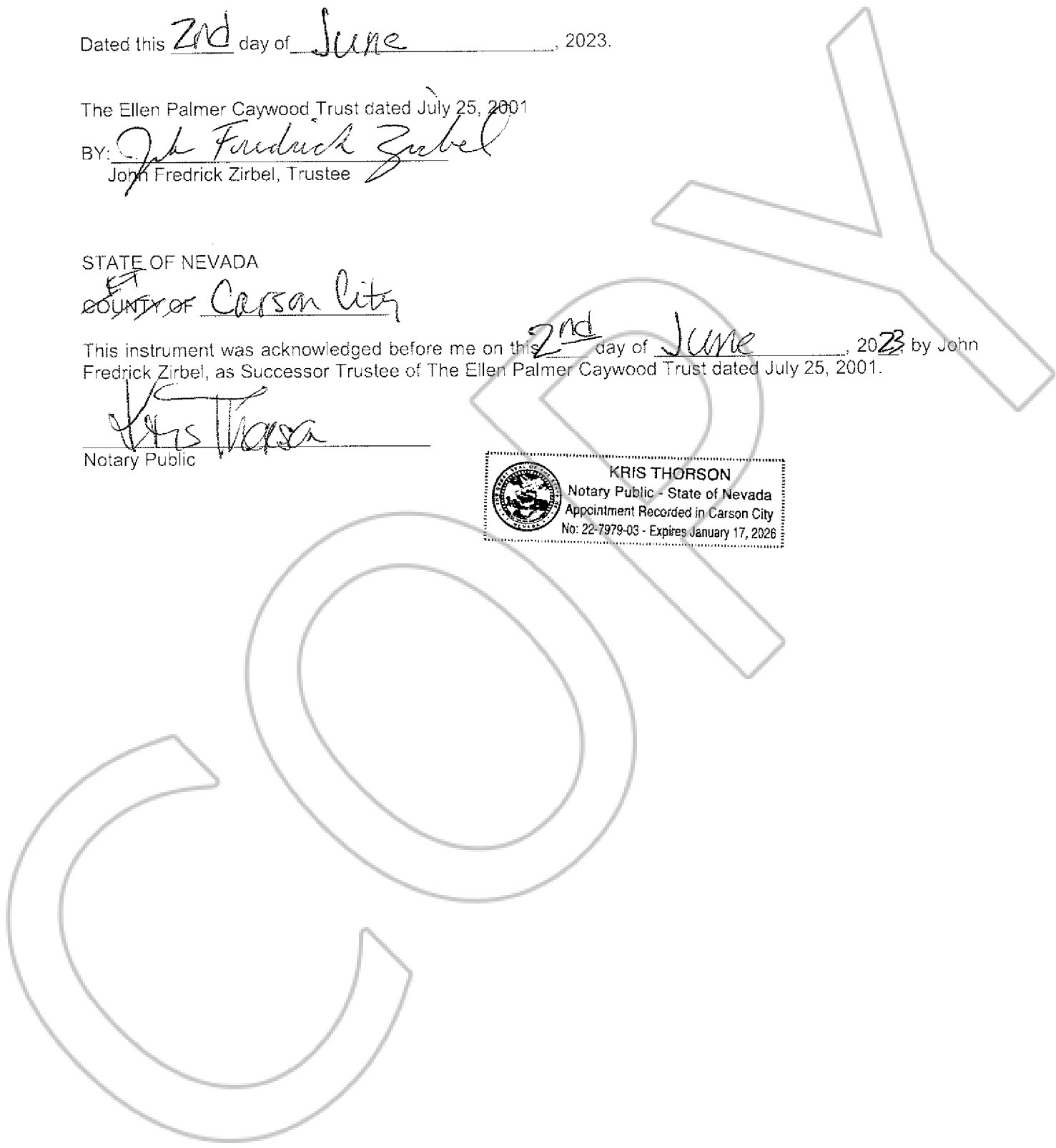
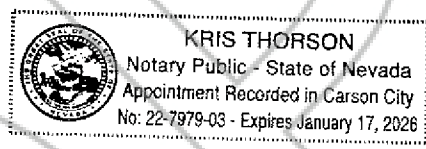
BY: John Fredrick Zirbel  
John Fredrick Zirbel, Trustee

STATE OF NEVADA

County of Carson City

This instrument was acknowledged before me on this 2nd day of June, 2023 by John Fredrick Zirbel, as Successor Trustee of The Ellen Palmer Caywood Trust dated July 25, 2001.

Kris Thorson  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-29-214-034  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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	
Document/Instrument No.:	_____
Book _____ Page _____	
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$499,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$499,000.00  
 d. Real Property Transfer Tax Due: \$1,946.10

4. IF EXEMPTION CLAIMED:  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: John Fredrick Zirbel Capacity: \_\_\_\_\_ Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: <u>John Fredrick Zirbel, Successor Trustee of The Ellen Palmer Caywood Trust dated July 25, 2001</u>	Print Name: <u>Tronis Ceres Properties Family L.P.</u>
Address: <u>22124 Placerita Canyon Road</u>	Address: <u>PO Box 10015</u>
City: <u>Newhall</u>	City: <u>Zephyr Cove</u>
State: <u>CA</u> Zip: <u>91321</u>	State: <u>Nevada</u> Zip: <u>89448</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23034964-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703