

DOUGLAS COUNTY, NV **2023-997353**
RPTT:\$13260.00 Rec:\$40.00
\$13,300.00 Pgs=4 **06/09/2023 02:45 PM**
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1419-03-002-101

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:

Amy K. Minella
1761 Lantana Dr
Minden, NV 89423

Escrow No.: ZC3146-JL

RPTT \$13,260.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Daniel Fraiman Construction Inc., a California Corporation

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

Amy K. Minella, Trustee of the Amy K. Minella Revocable Trust under agreement dated March 30, 2011

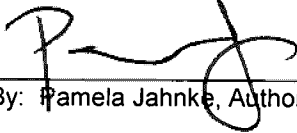
all that real property in the City of Carson City, County of Douglas, State of Nevada, described as follows:

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.

Daniel Fraiman Construction Inc., a California Corporation

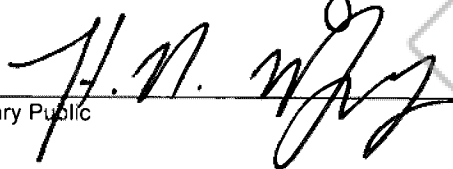


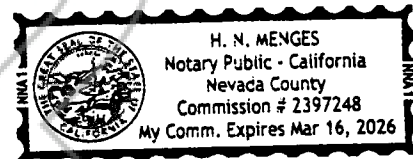
By: Pamela Jahnke, Authorized Signer

STATE OF ~~NEVADA~~ CALIFORNIA } ss:
COUNTY OF NEVADA

This instrument was acknowledged before me on 05/18/2023.

by H. N. Menges

 (seal)
Notary Public



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 Nevada

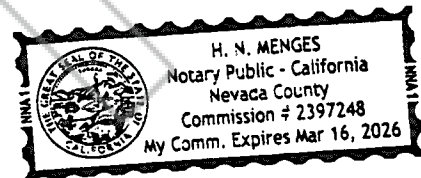
On 05/18/2023 before me, H. N. Menges
(insert name and title of the officer)

personally appeared Pamela Jahnke
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 H. N. Menges (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:

Parcel 1

Lot 330 of CLEAR CREEK TAHOE-UNIT 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. 2017-904626, Official Records.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099 and 916465.

APN: **1419-03-002-101**

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-03-002-101
- 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'/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) \$3,400,000.00
 Transfer Tax Value \$3,400,000.00
 Real Property Transfer Tax Due: \$13,260.00

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 

 Signature Amy K. Minella

Grantor 

 Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Daniel Fraiman Construction Inc
 Address: 12257 Business Park Dr Suite 5
Truckee, CA 96161

BUYER (GRANTEE) INFORMATION
(Required)

Amy K. Minella, Trustee of the Amy K. Minella Revocable Trust under agreement dated March 30, 2011
 Address: 1761 Lantana Drive
Minden, NV 89423

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

Print Name: Signature Title Company LLC Escrow #: ZC3146-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