

DOUGLAS COUNTY, NV

2023-998297

RPTT:\$2691.00 Rec:\$40.00

\$2,731.00 Pgs=2

07/07/2023 09:39 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1318-23-810-082
R.P.T.T.: \$2,691.00
Escrow No.: 23035328-DR
When Recorded Return To:
Luis Navarrete
824 Julie Lane
South Lake Tahoe, CA 96150

Mail Tax Statements to:
Luis Navarrete
824 Julie Lane
South Lake Tahoe, CA 96150

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Lino P. Ceschin and Margaret D. Ceschin, Trustees of The Ceschin Family Trust dated September 21, 2000

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

Luis Navarrete, a single man

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

Lot 22, in Block D of Official Map of Kingsbury Meadows Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on July 5th, 1955, as Document No. 10542.

Assessors Parcel No.: 1318-23-810-082

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

Dated this 30 day of June, 2023.

The Ceschin Family Trust dated September 21, 2000

BY: Lino P. Ceschin
Lino P. Ceschin
Trustee

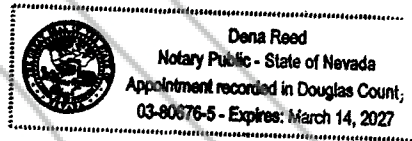
BY: Margaret D. Ceschin
Margaret D. Ceschin
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 30 day of June, 2023 by Lino P. Ceschin, as Trustee and Margaret D. Ceschin, as Trustee of The Ceschin Family Trust dated September 21, 2000.

Dena Reed
Notary Public



Dena Reed
Notary Public - State of Nevada
Appointment recorded in Douglas County
03-80676-5 - Expires March 14, 2027

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-810-082
 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: \$690,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$690,000.00
 d. Real Property Transfer Tax Due: \$2,691.00
4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
5. Partial Interest: Percentage Being Transferred: 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: *M. Ceschin* Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Lino P. Ceschin and Margaret D. Ceschin, Trustees of The Ceschin Family</u>	Print Name: <u>Luis Navarrete</u>
Address: <u>Trust dated September 21, 2000</u>	Address: <u>824 Julie Lane</u>
Address: <u>300 Ridgeway Road</u>	City: <u>South Lake Tahoe</u>
City: <u>Woodside</u>	State: <u>California</u> Zip: <u>96150</u>
State: <u>CA</u> Zip: <u>94062</u>	

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23035328-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED