

Assessor's Parcel No: 1318-10-413-012

Order No.: 2132016593/23036052-CT

The Grantors declare:
Documentary Transfer Tax is \$4,309.50

When Recorded Mail To:
(Tax Statements Same)
Ryan and Katherine Bastianelli
43 Atchinson Stage Rd
Clayton, Ca. 94517

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

Frederick W. Kaufmann, a widower

Do(es) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

Ryan G Bastianelli and Katherine L Bastianelli, husband and wife as joint tenants

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

See "Exhibit A" attached hereto and made a part hereof.

WITNESS my hand this 9th day of August, ~~2021~~ 2023

Fwk

Frederick W Kaufmann
Frederick W. Kaufmann

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

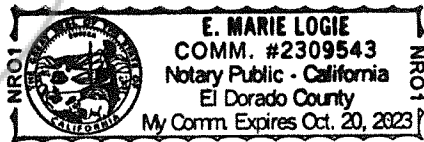
County of El Dorado

On 8-9-2023, before me, E. Marie Logie, a notary public, personally appeared Frederick W. Kaufmann, 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 [Handwritten Signature]
Name: E. Marie Logie
(typed or printed)



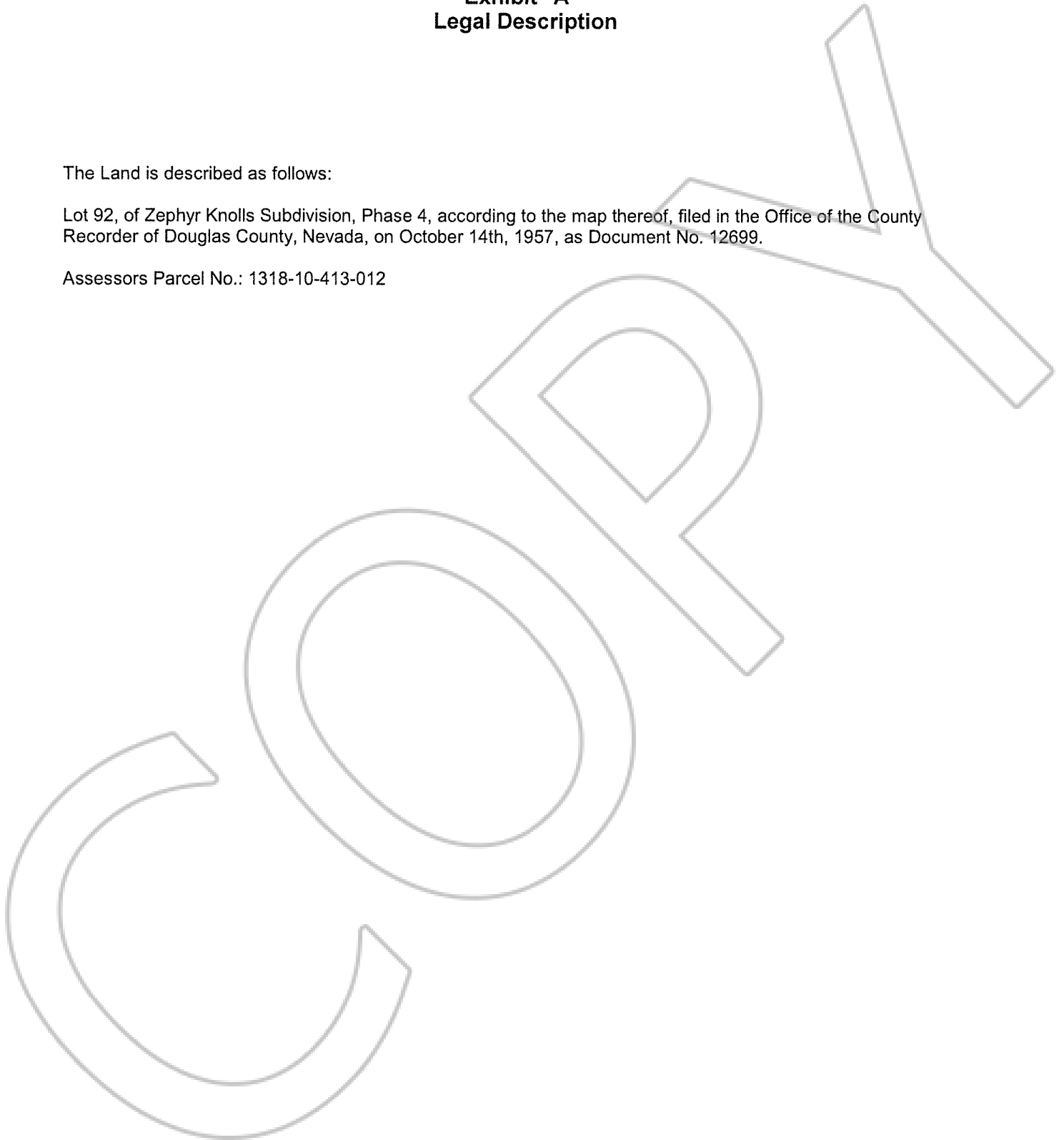
(Seal)

Exhibit "A"
Legal Description

The Land is described as follows:

Lot 92, of Zephyr Knolls Subdivision, Phase 4, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 14th, 1957, as Document No. 12699.

Assessors Parcel No.: 1318-10-413-012



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-10-413-012
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$1,105,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$1,105,000.00
 Real Property Transfer Tax Due: \$4,309.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 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 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 Frederick W Kaufmann Capacity Grantor
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Frederick Kaufmann
 Address: PO Box 10741
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ryan and Katherine Bastianelli
 Address: 43 Atchinson Stage Rd
 City: Clayton
 State: Ca Zip: 94517

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

Print Name: Marie Logie Escrow # 2132016593
 Address: 2482 Lake Tahoe Blvd
 City: South Lake Tahoe State: California Zip: 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)