

DOUGLAS COUNTY, NV **2024-1003979**
RPTT:\$916.50 Rec:\$40.00
\$956.50 Pgs=2 **01/18/2024 02:09 PM**
STEWART TITLE COMPANY - NV
SHAWNYNE GARREN, RECORDER

A.P.N. No.:	1220-16-310-010
R.P.T.T.	\$ 916.50
File No.:	2208462 MMB
Recording Requested By:	
	Stewart Title Company
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
	Andrey Yankelevich
	3120 Walnut Blvd.
	Walnut Creek, CA 94596

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Larry D. Lumadue**, a **single man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Andrey Yankelevich**, a **married man as his sole and separate property**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 10, in Building B, as set forth on the Map of SEQUOIA VILLAGE TOWNHOUSES-1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 14, 1979 as Document No. 38712, and as corrected by Certificate of Amendment recorded July 14, 1980, as Document No. 46136.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: January 9, 2024

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-16-310-010
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 235,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 235,000.00
 d. Real Property Transfer Tax Due \$ 916.50

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

5. Partial Interest: Percentage being transferred: _____%
 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 *M. Bauer* Capacity _____ Escrow Officer _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Larry D. Lumadue
 Address: 2033 Rio Tinto Drive
 City: Sparks
 State: NV Zip: 89434

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Andrey Yankelevich
 Address: 3120 Walnut Blvd.
 City: Walnut Creek
 State: CA Zip: 94596

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2208462 MMB
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED