

APN: 1318-23-214-005

DOUGLAS COUNTY, NV **2024-1006950**
Rec:\$40.00
Total:\$40.00 **04/22/2024 04:27 PM**
ALLISON MACKENZIE LTD. Pgs=3

RETURN RECORDED DEED TO:
KYLE A. WINTER, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702



SHAWNYNE GARREN, RECORDER E07

GRANTEES/MAIL TAX STATEMENTS TO:
Steven Borowitz and Maria A. Borowitz, Trustees
P.O. Box 10877
Zephyr Cove, NV 89448

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on April 16, 2024, by and between STEVEN BOROWITZ and MARIA A. BOROWITZ, who took title as STEVEN BOROWITZ and MARIA A. TIMPANO, husband and wife as joint tenants, grantors, and STEVEN BOROWITZ and MARIA A. BOROWITZ, Trustees of THE STEVEN AND MARIA BOROWITZ FAMILY TRUST, grantees.

WITNESSETH:

The grantors, for good and valuable consideration to them in hand paid by the grantees, the receipt whereof is hereby acknowledged, do by these presents grant, bargain, and sell to the grantees, and to their successors and assigns, all that certain parcel of real property situate in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 1, in Block A, as shown on the Official Amended Map of Lake Village Unit No. 1, according to the map thereof, Filed in the Office of the County Recorder of Douglas County, State of Nevada, in Book 1 of Maps, Document No. 48573, and the Second Amended Map to the "Amended Map of Lake Village Unit No. 1", recorded on December 28, 1971, in Book 95, Page 76, as File 56077.

(Pursuant to NRS 111.312 this legal description was previously recorded on May 30, 2017, as Document No. 899332, and on

March 28, 2005 as Document No. 0640221, Official Records of Douglas County, State of Nevada.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantees and to their successors and assigns forever.

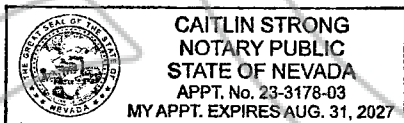
IN WITNESS WHEREOF, the grantors have executed this conveyance the day and year first above written.

St CB
STEVEN BOROWITZ

Maria A Borowitz
MARIA A. BOROWITZ

STATE OF NEVADA)
 : ss.
CARSON CITY)

On April 16, 2024, personally appeared before me, a notary public, STEVEN BOROWITZ and MARIA A. BOROWITZ, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that they executed the foregoing document.



CS
NOTARY PUBLIC

State of Nevada Declaration of Value

1. Assessor Parcel Number(s):

a) 1318-23-214-005

2. Type of Property:

- a) [] Vacant Land b) [x] Single Family Res.
c) [] Condo/Townhouse d) [] 2-4 Plex
e) [] Apartment Bldg. f) [] Comm'/Ind'l
g) [] Agricultural h) [] Mobile Home
i) [] Other

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument #:
Book: Page:
Date of Recording:
Notes: Verified Trust - JP

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value: \$
Real Property Transfer Tax Due: \$ -0-

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
b. Explain Reason for Exemption: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer.

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 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 Capacity Agent
Signature Capacity Agent

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name Steven Borowitz and Maria A. Borowitz
Address: 69 Clubhouse Avenue
City: Zephyr Cove
State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow #
Address: 402 North Division Street, P.O. Box 646
City: Carson City State: NV Zip: 89702