

DOUGLAS COUNTY, NV  
RPTT:\$3315.00 Rec:\$40.00  
\$3,355.00 Pgs=3

**2024-1008548**  
**05/28/2024 02:02 PM**

SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

**A.P.N.: 1318-10-417-044**

**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:**

**Juan R. Urrutia**  
**PO Box 1524**  
**Zephyr Cove NV 89448**

**Escrow No.: ZC3777-JL**

RPTT: 3,315.00

## **GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

**Kevin Schifrin a married man as his sole and separate property**

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

**Juan R. Urrutia, a married man as his sole and separate property**

all that real property in the City of Zephyr Cove, 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.**

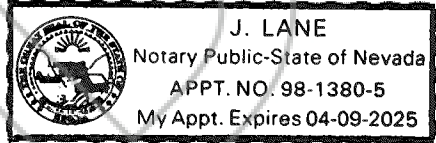
  
\_\_\_\_\_  
Kevin Schifrin

STATE OF NEVADA }  
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on 5/28/2024

by Kevin Schifrin \_\_\_\_\_

  
\_\_\_\_\_  
Notary Public (seal)

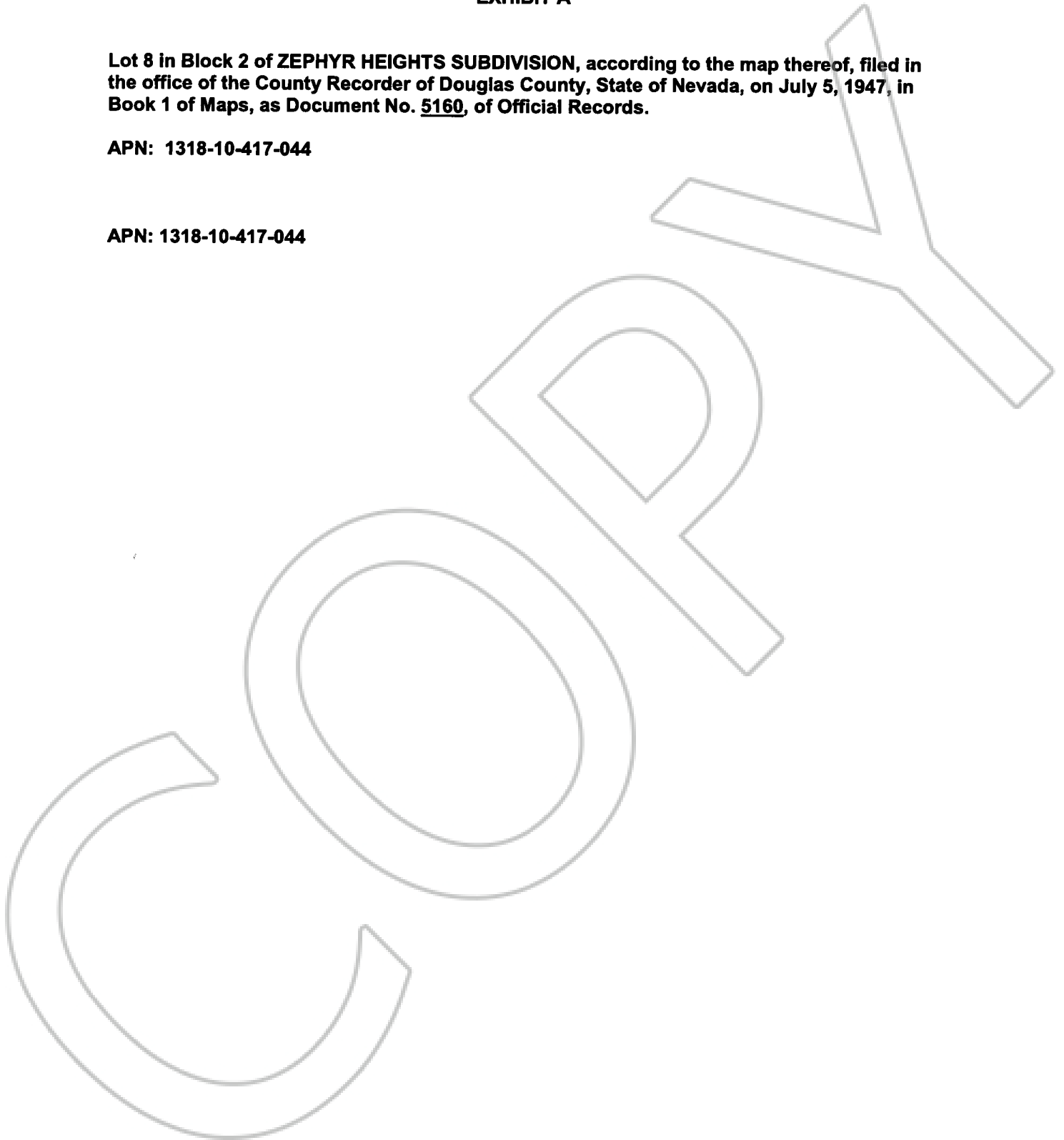


**EXHIBIT A"**

**Lot 8 in Block 2 of ZEPHYR HEIGHTS SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 5, 1947, in Book 1 of Maps, as Document No. 5160, of Official Records.**

**APN: 1318-10-417-044**

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**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1318-10-417-044
- 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

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)      \$850,000.00

Transfer Tax Value      \$850,000.00

Real Property Transfer Tax Due:      \$3,315.00

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred:      50%

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 

Grantor \_\_\_\_\_

Signature 

Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(Required)

Print Name: Kevin Schifrin

Address: PO Box 1524  
Zephyr Cove NV 89448

**BUYER (GRANTEE) INFORMATION**  
(Required)

Print Name: Juan R. Urrutia

Address: PO Box 1524  
Zephyr Cove NV 89448

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

Print Name: Signature Title Company LLC      Escrow #: ZC3777-JL

Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448