

A.P.N. 1319-30-628-027

DOUGLAS COUNTY, NV  
RPTT:\$1423.50 Rec:\$40.00  
\$1,463.50 Pgs=4  
2024-1009685  
07/02/2024 01:46 PM  
FIRST AMERICAN TITLE INSURANCE COMPANY  
SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL THIS DEED  
AND, UNLESS OTHERWISE SHOWN  
BELOW, MAIL TAX STATEMENTS TO:**

Sudhanshu Singh and Akanksha Singh  
48039 Purpleleaf St  
Fremont, CA 94539

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

\_\_\_\_\_ (State specific law)

\_\_\_\_\_  
Signature (Print name under signature)

\_\_\_\_\_  
Title

Order Number: P-632201

2675052

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That Kimberly A. Fruin, Trustee of The Kimberly A. Fruin Revocable Living Trust dated July 9, 2009**

In consideration of \$0.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Sudhanshu Singh and Akanksha Singh, husband and wife, as community property with right of survivorship**

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION**

Address: 331 Tramway Drive, Unit 20, Stateline, NV 89449

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

Witness my hand this 27<sup>th</sup> day of June 2024.

The Kimberly A. Fruin Revocable Living Trust dated July 9, 2009

*KA Fruin*

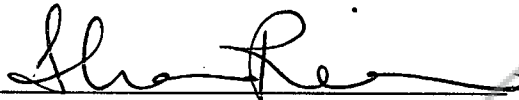
Kimberly A. Fruin, Trustee

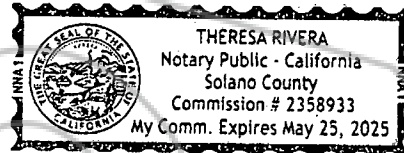
Dated: 27<sup>th</sup> day of June, 2024

State of Nevada <sup>TR</sup> California  
County of Douglas <sup>TR</sup> Solano

This instrument was acknowledged before me on June 27, 2024  
(date)

by Kimberly A. Fruin

  
(Signature of notarial officer)



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

APN: 1319-30-628-027

The Land referred to herein below is situated in the County of Douglas, State of Nevada, and is described as follows:

Parcel No. 1:

Unit 20, of Amended Map of SNOWDOWN being all of Lot 57 located in TAHOE VILLAGE SUBD., UNIT NO. 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on October 29th, 1974, as Document No. 76174.

Parcel No. 2:

An undivided 1/26th interest in all of the "Common Area" as shown on the Amended Map of SNOWDOWN being all of Lot 57 located in TAHOE VILLAGE SUBD., UNIT NO. 1, Douglas County, Nevada, filed for record on October 29, 1974, as Document No. 76174.

State of Nevada Declaration of Value

1. Assessor Parcel Number(s)

- a) 1319-30-628-027
- b)
- c)

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: <i>Collect Amt Collected</i>	
Notes: <i>RPTT 1423.50</i>	

3 A. Total Value/Sale Price of Property:

\$ 365,000

B. Deed in Lieu of Foreclosure Only (value of property)

\$ 0

C. Transfer Tax Value

\$ 365,000

D. Real Property Transfer Tax Due:

\$ 1,861.50

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 *[Signature]* Capacity GRANTOR

Signature \_\_\_\_\_ Capacity GRANTEE

SELLER (GRANTOR) INFORMATION

Print Name: *Kimberly A. Fruin*  
Address: *7079 S. Kachina Dr  
Tempe, AZ 85283*

BUYER (GRANTEE) INFORMATION

Print Name: *SUDHAN SHU & ANKUSHA SINGH*  
Address: *48039 PURPLELEAF ST.  
FREMONT CA 94539*

COMPANY/PERSON REQUESTING RECORDING

Company: National Closing Solutions  
Address:  
189 Fulweiler Avenue  
Auburn, CA 95603

Escrow # P-632201

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

*First American Title*  
**1000 W. CHARLESTON BLVD  
SUITE 180  
LAS VEGAS, NV 89106**