

DOUGLAS COUNTY, NV

**2024-1009892**

RPTT:\$10526.10 Rec:\$40.00

\$10,566.10 Pgs=3

**07/09/2024 02:50 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1219-11-002-006

R.P.T.T.: \$10,526.10

Escrow No.: 24041888-SA

When Recorded Return To:

Sergei Dreizin and Yelena Dreizin

1020 Georgia Lane

Gardnerville, NV 89460

Mail Tax Statements to:

Sergei Dreizin and Yelena Dreizin

1020 Georgia Lane

Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

## GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Frank H. Forvilly and Suzan L. Forvilly, Trustees of The Frank H. Forvilly and Suzan L. Forvilly Revocable Living Trust Agreement dated March 29, 2002**

do(es) hereby Grant, Bargain, Sell and Convey to

**Sergei Dreizin and Yelena Dreizin, husband and wife, as joint tenants with right of survivorship**

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

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

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

Dated this 3 day of July, 2024.

The Frank H. Forvilly and Suzan L. Forvilly Revocable Living Trust Agreement dated March 29, 2002

BY: Frank H. Forvilly  
Frank H. Forvilly  
Trustee

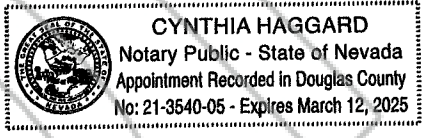
BY: Suzan L. Forvilly  
Suzan L. Forvilly  
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 3 day of July, 2024, by Frank H. Forvilly, as Trustee and Suzan L. Forvilly, as Trustee of The Frank H. Forvilly and Suzan L. Forvilly Revocable Living Trust Agreement dated March 29, 2002.

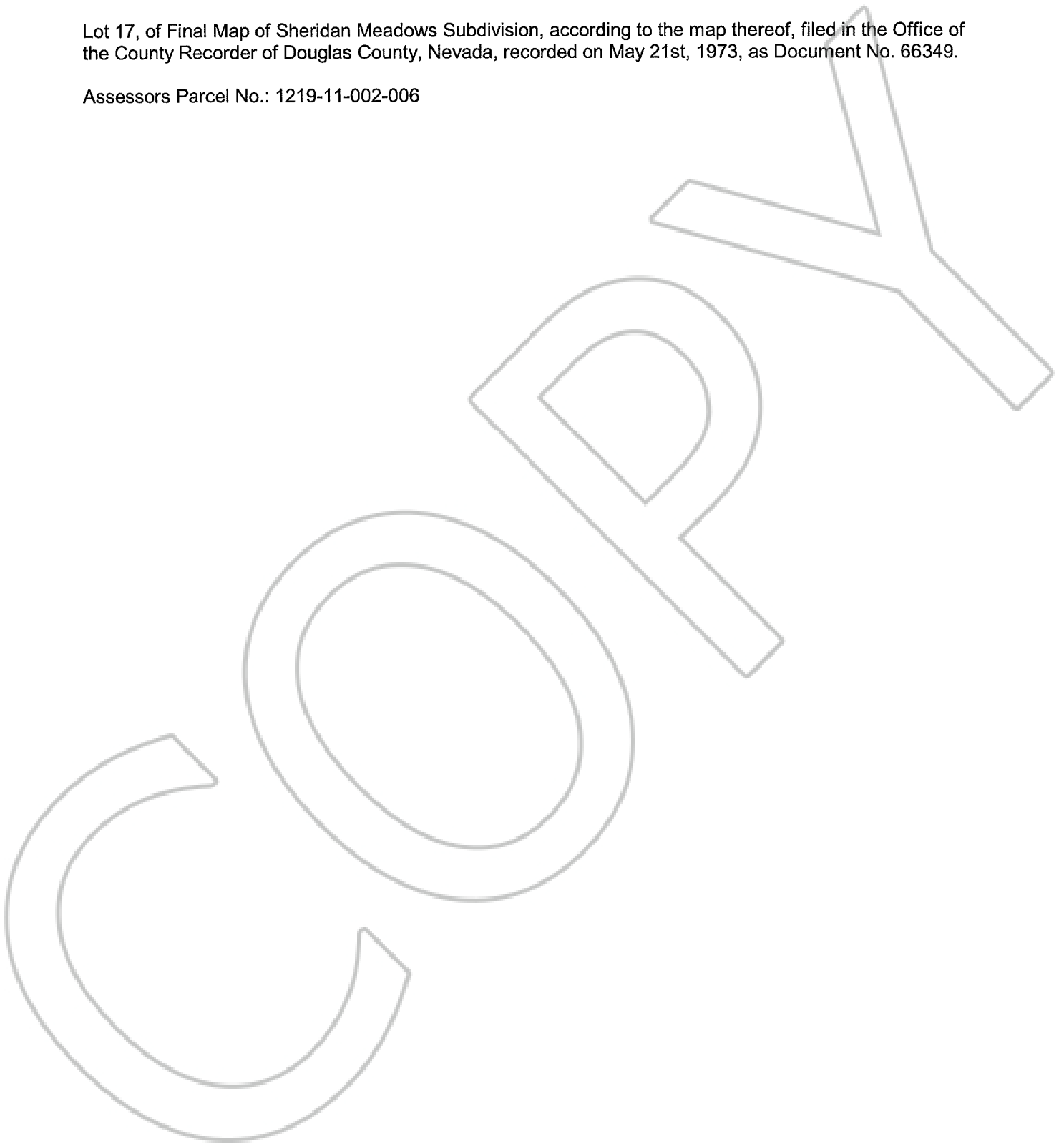
Cynthia Haggard  
Notary Public



**EXHIBIT "A"**

Lot 17, of Final Map of Sheridan Meadows Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on May 21st, 1973, as Document No. 66349.

Assessors Parcel No.: 1219-11-002-006



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1219-11-002-006  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex                       |
| e) <input type="checkbox"/> Apt. Bldg.   | f) <input type="checkbox"/> Comm'l/Ind'l                   |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home                    |
| <input type="checkbox"/> Other: _____    |  |

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

- |   |                       |
|---|-----------------------|
| 3. a. Total Value/Sale Price of Property:               | <u>\$2,699,000.00</u> |
| b. Deed in Lieu of Foreclosure Only (value of property) | <u>(\$0.00)</u>       |
| c. Transfer Tax Value:                                  | <u>\$2,699,000.00</u> |
| d. Real Property Transfer Tax Due:                      | <u>\$10,526.10</u>    |

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 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: SA Capacity: \_\_\_\_\_ Grantor Escrow  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Frank H. Forvilly and Suzan L. Forvilly, Trustees of The Frank H. Forvilly and Suzan L. Forvilly Revocable Living Trust			
Print Name:	<u>Agreement dated March 29, 2002</u>	Print Name:	<u>Sergei Dreizin and Yelena Dreizin</u>
Address:	<u>1020 Georgia Lane</u>	Address:	<u>1020 Georgia Lane</u>
City:	<u>Gardnerville</u>	City:	<u>Gardnerville</u>
State:	<u>NV</u> Zip: <u>89460</u>	State:	<u>Nevada</u> Zip: <u>89460</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24041888-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410