

APN# 1419-10-001-059

Recording Requested by/Mail to:

Name: Signature Title Company

Address: 212 Elks Point Rd Ste 445, PO Box 10297

City/State/Zip: Zephyr Cove NV 89448

Mail Tax Statements to:

Name: The Hechtman Family Trust

Address: 200 Klee Court

City/State/Zip: El Dorado Hill CA 95762

Corrected Grant, Bargain, Sale Deed

Title of Document (required)

Please complete the Affirmation Statement below:

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380 (1)(A) & NRS 40.525 (5)

Military Discharge – NRS 419.020 (2)

Other NRS _____ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted
for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)



Signature

Jenny Lane

Printed Name

This document is being (re-)recorded to correct document # 2024-1010096, and is correcting
to add the legal description

A.P.N.: 1419-10-001-059

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:

The Hechtman Family Trust
200 Klee Court
El Dorado Hills, CA 95762

RECORDED ELECTRONICALLY	
DOC NO.:	<u>2024-1010096</u>
COUNTY:	<u>DELL GRAS</u>
DATE:	<u>7/17/24</u> TIME: <u>10:43AM</u>
BY:	<u>[Signature]</u>

Escrow No.: ZC3844-JL

RPTT \$47,775.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

James Catchot and Jennifer Catchot, Trustees of the James and Jennifer Catchot Family Revocable Trust created October 2, 1996 amended and restated November 18, 2008 and amended and restated on March 30, 2017

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

Steven Hechtman and Wendi-Lynn Adelaide Hechtman, as Trustees of The Hechtman Family Trust, dated February 26, 2004

all that real property in the City of Carson City, 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.

James Catchot and Jennifer Catchot, Trustees of the James and Jennifer Catchot Family Revocable Trust created October 2, 1996 amended and restated November 18, 2008 and amended and restated on March 30, 2017

[Signature]
By: James Catchot, Trustee

[Signature]
By: Jennifer Catchot, Trustee

STATE OF california } ss:
COUNTY OF sacramento

This instrument was acknowledged before me on 06/28/2024

by James catchot & Jennifer catchot

[Signature]
Notary Public (seal)

~~J. LANE
Notary Public State of Nevada
ART. NO. 98-1380-5
My Appt. Expires 04-09-2025~~

SEE ATTACHED FOR NOTARY PUBLIC

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On 06/28/2024 before me, Jasdip K. Dhillon, notary public
(insert name and title of the officer)

personally appeared James catchot & Jennifer catchot
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jasdip K. Dhillon (Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Real Property situated in the County of Douglas, State of Nevada, being a portion of the East half of the Northeast one-quarter of Section 9 and the West half of the northwest one-quarter of Section 10, Township 14 North, Range 19 East, M.D.B.&M., Lots 31 and 32 of Clear Creek Tahoe Unit 3A, recorded March 23, 2020, as Document No. 2020-943845, in the Office of the Recorder of Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of Lot 31, Clear Creek Tahoe Unit 3A, the Point of Beginning for this description;

Thence the following eight (8) courses:

1. South 40 Degrees 02'46" West a distance of 88.07 feet;
2. South 72 Degrees 20'14" West a distance of 81.82 feet;
3. South 11 Degrees 58'09" West a distance of 185.07 feet;
4. Along a tangent curve to the left with a radius of 797.50 feet, a central angle of 03 Degrees 56'03" and an arc length of 54.76;
5. Thence, North 74 Degrees 05'06" West a distance of 10.54 feet;
6. Along a tangent curve to the left with a radius of 142.50 feet, a central angle of 119 Degrees 35'59" and an arc length of 297.46 feet;
7. Thence, North 45 Degrees 30'53" East a distance of 224.47 feet;
8. South 44 Degrees 36'47" East a distance of 194.96 feet closing upon the Point of Beginning.

Parcel 2:

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099, and 916465, of Official Records.

APN: 1419-10-001-059

Document No. 2021-962668 is hereby provided pursuant to NRS 111.312

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1419-10-001-059
- b) _____
- c) _____
- d) _____

2. Type of Property:

- a) Vacant Land Res.
- b) Single Fam.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$0.00

Transfer Tax Value \$0.00

Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section 3
- b. Explain Reason for Exemption: Re-record to add legal description to document 2024-1010096

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 [Handwritten Signature]

~~Grantor~~ Agent

Signature _____

Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: James and Jennifer Catchot
Family Revocable Trust

Address: 1350 41st Street
Sacramento, CA 95819

BUYER (GRANTEE) INFORMATION
(Required)

Steven Hechtman and Wendi-Lynn
Adelaide Hechtman, as Trustees of
The Hechtman Family Trust, dated
February 26, 2004

Address: 200 Klee Court
El Dorado Hills, CA 95762

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

Print Name: Signature Title Company LLC Escrow #: ZC3844-JL

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