

DOUGLAS COUNTY, NV  
RPTT:\$4875.00 Rec:\$40.00  
\$4,915.00 Pgs=3

**2024-1012393**

**09/18/2024 10:50 AM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

APN: 1318-23-602-005  
R.P.T.T.: \$4,875.00  
Escrow No.: 24044129-DR  
When Recorded Return To:  
Mark Hamalainen and Anastasiia Egorova  
9732 Pyramid Way PMB188  
Sparks, NV 89441

Mail Tax Statements to:  
Mark Hamalainen and Anastasiia Egorova  
9732 Pyramid Way PMB188  
Sparks, NV 89441

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Robert Scott Meyer, Trustee of The Robert Scott Meyer 1990 Trust, Dated April 13, 1990**

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

**Mark Hamalainen and Anastasiia Egorova, husband and wife as joint tenants, as to an undivided 50% interest and Eric Hennigan, a single man, as to an undivided 50% interest, as tenants in common**

all that real property situated in the 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 12 day of Sept, 2024.

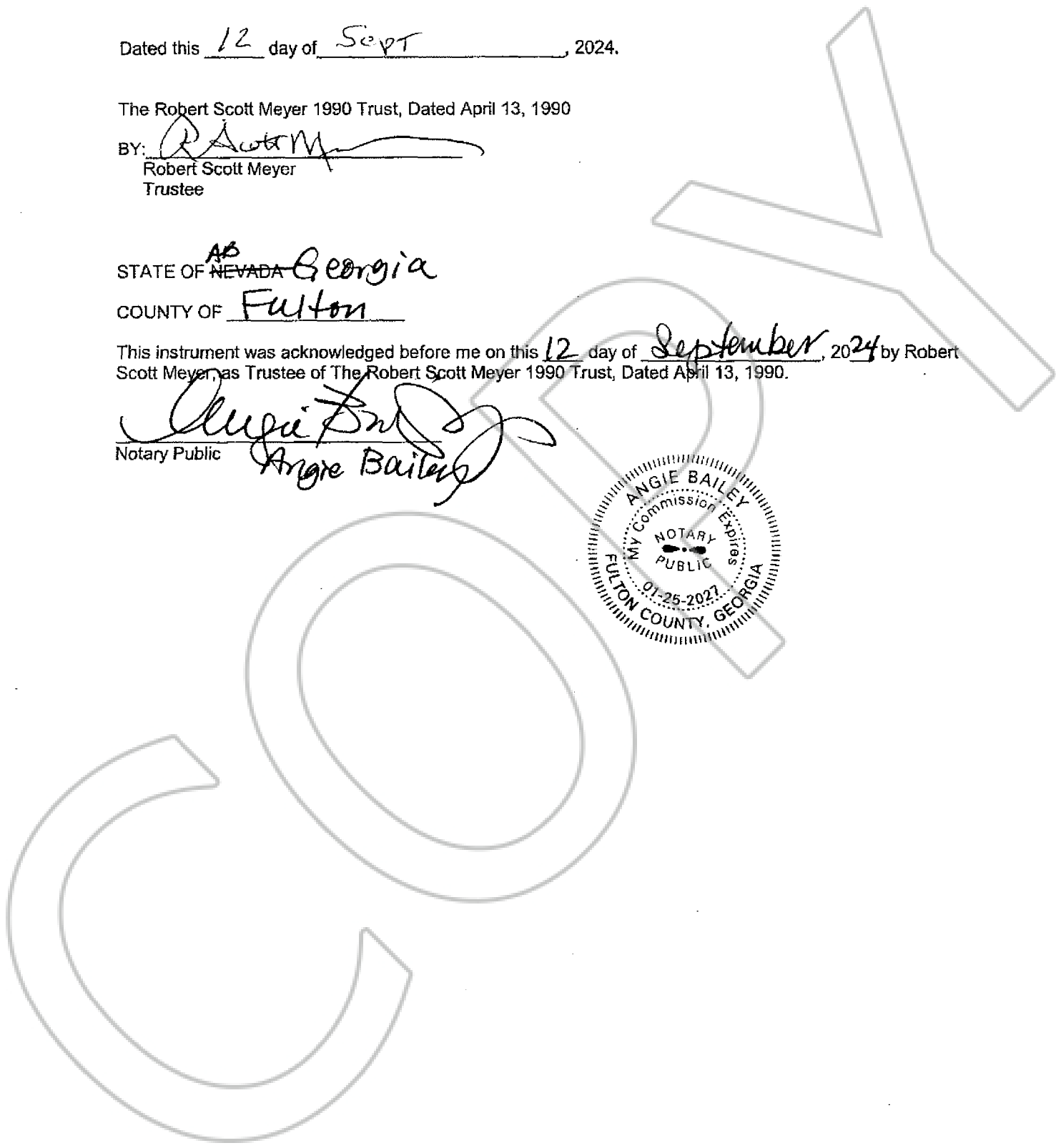
The Robert Scott Meyer 1990 Trust, Dated April 13, 1990

BY: [Signature]  
Robert Scott Meyer  
Trustee

STATE OF ~~NEVADA~~ <sup>AS</sup> Georgia  
COUNTY OF Fulton

This instrument was acknowledged before me on this 12 day of September, 2024 by Robert Scott Meyer, as Trustee of The Robert Scott Meyer 1990 Trust, Dated April 13, 1990.

[Signature]  
Notary Public Angie Bailey



## EXHIBIT "A"

### Parcel One:

All that certain lot, piece or parcel of land situate lying and being a portion of the Southeast quarter of the Northeast quarter of Section 23, Township 13 North, Range 18 East, M.D.B.&M., more particularly described as follows:

Commencing at the Easterly end of the centerline of Summit Drive, as shown on the Map of Lakewood Annex Knolls Subdivision as of record, Official Records of Douglas County, Nevada; thence South  $00^{\circ} 06' 47''$  East 3.94 feet; thence South  $89^{\circ} 39' 34''$  East 132.00 feet; thence continuing  $89^{\circ} 39' 34''$  East 325.00 feet; thence South  $00^{\circ} 20' 26''$  West 66.00 feet; thence South  $31^{\circ} 12' 36''$  West 79.00 feet to the true point of beginning; thence continuing South  $31^{\circ} 12' 36''$  West 111.24 feet, thence South  $74^{\circ} 03' 07''$  West 76.80 feet; thence North  $76^{\circ} 53' 03''$  West 45.33 feet; thence North  $00^{\circ} 20' 26''$  East 107.00 feet; thence South  $89^{\circ} 30' 34''$  East 175.00 feet; to the point of beginning.

### Parcel Two:

An easement 20 feet in width, the centerline of which is described as follows:

Commencing at the Easterly end of the centerline of Summit Drive, as shown on the Map of Lakewood Knolls Annex Subdivision; thence South  $00^{\circ} 06' 47''$  East 3.94; thence South  $89^{\circ} 39' 34''$  East 132.00 feet; thence South  $00^{\circ} 06' 47''$  East 279.92 feet to the true point of beginning; thence North  $54^{\circ} 00' 00''$  East 66.11 feet; thence South  $89^{\circ} 34' 47''$  East 54.00 feet to the Southwest corner of above described Lot 2; thence along the Southerly boundary of said Lot 2, South  $76^{\circ} 53' 03''$  East 45.33 feet to the most Southerly point of said Lot 2 and the terminus of said 20 foot wide easement.

### Parcel Three:

An easement 35 feet in diameter for egress and roadway purposes from the above mentioned most Southerly point of said Lot 2, described in Grant Deed dated June 13, 1973 to Lynn M. Simons, et ux, recorded July 19, 1976 in Book 776, Page 908 as Document No. 1824 of Official Records of Douglas County, Nevada.

The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed, recorded in the office of the County Recorder of Douglas, Nevada on August 21, 2014, as Document No. 848440, Official Records.

Assessor's Parcel No.: 1318-23-602-005

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-602-005  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 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	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,250,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,250,000.00  
 d. Real Property Transfer Tax Due: \$4,875.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage Being Transferred: 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: [Signature] Capacity: as agent Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: <u>Robert Scott Meyer, Trustee of The Robert Scott Meyer 1990 Trust, Dated April 13, 1990</u>	Print Name: <u>Mark Hamalainen and Anastasiia Egorova and Eric Hennigan</u>
Address: <u>3200 Howell Mill Road NW APT 607</u>	Address: <u>9732 Pyramid Way PMB188</u>
City: <u>Atlanta</u>	City: <u>Sparks</u>
State: <u>GA</u> Zip: <u>30327</u>	State: <u>Nevada</u> Zip: <u>89441</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24044129-DR  
 Address: 896 W Nye Ln, Ste 104  
 City: Carson City State: NV Zip: 89703