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KAREN ELLISON, RECORDER

E07

APN: 1418-03-711-009

**GRANT, BARGAIN SALE WARRANTY DEED**

The undersigned grantors:

RALPH KOLDINGER and MARJORIE KOLDINGER, husband and wife,  
as joint tenants,

do hereby convey, grant, bargain, sell and warrant to the following grantee:

THE KOLDINGER FAMILY TRUST, dated November 6, 1993, as amended, RALPH E. KOLDINGER,  
KURT E. KOLDINGER and ERIC J. KOLDINGER, Trustees

grantors' interest in the real property located in the County of Douglas, State of Nevada described as follows:

Lot 68 in Block D, as shown on the map of GLENBROOK UNIT NO. 3-B, filed in the office of the  
County Recorder of Douglas County, Nevada on June 13, 1980.

TOGETHER WITH a membership in Glenbrook Homeowners Association subject to the provisions  
of the Articles of Incorporation and By-Laws of Said Association.

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or  
appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits  
thereof.

TO HAVE AND TO HOLD the said premises together with the appurtenance, unto the said party  
of the second part and its successors in interest forever.

RESERVING HOWEVER, unto GLENBROOK COMPANY, a Nevada corporation (formerly  
GLENBROOK PROPERTIES), the First Right of Refusal to purchase the above described property  
pursuant to the terms of Paragraph 7 as set forth in that certain Option Agreement and Escrow  
Instructions, a copy of which is recorded in the office of the Recorder of Douglas County, Nevada  
on the 24th day of September 1980 in Book 980, page 1956 of Official Records of Douglas County,  
Nevada, as document No. 48921, and Escrow Instructions and Purchase Agreement dated May 3,  
1981, executed by GLENBROOK PROPERTIES and the Grantors hereto.

SUBJECT HOWEVER, to the rights of persons entitled therein to use said parcel for such uses as  
may be provided by said Map and subject further to the Declaration of Covenants, Conditions and  
Restrictions contained in Document filed in the office of the Recorder of Douglas County, Nevada  
on June 17, 1977 in Book 677, page 1119, and the Fifth Supplemental Declaration of Annexation of  
Covenants, Conditions and Restrictions of Glenbrook recorded in Book 980, page 1390, Official  
Records of Douglas County, Nevada.

Commonly known as: 107 China Garden Circle, Glenbrook, Nevada 89413

The property is conveyed with all warranties of title (subject to all encumbrances of record), together with each and  
every tenement, hereditament, and appurtenance thereof.

The grantee, as Trustee of the above-referenced Trust, may sell, encumber, or otherwise transfer said property, or any  
interest therein, and no person dealing with said Trustee has any duty to inquire as to the terms of the Trust or as to the  
application of the proceeds from the sale, transfer, or encumbrance hereof.

The undersigned grantors, under penalties of perjury, declare that the actual consideration received for this conveyance was NIL.

DATED: March 14, 2017

Grantors:  
Ralph Kolding  
RALPH KOLDINGER

Marjorie Kolding  
MARJORIE KOLDINGER

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 )  
 ) ss.:  
COUNTY OF )

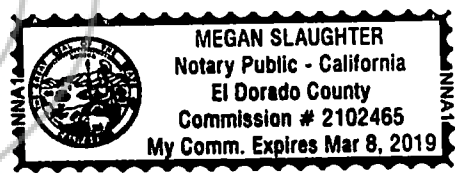
On March 14, 2017, before me, Megan Slaughter, a Notary Public, personally appeared Ralph Kolding and Marjorie Kolding, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)-is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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 Megan Slaughter (Seal)

This deed was prepared by:  
OSHINS & ASSOCIATES, LLC  
1645 Village Center Circle #170  
Las Vegas, NV 89134  
TELEPHONE: (702) 341-6000



**MAIL TAX NOTICE/BILL/RECORDED DEED TO:**

The Kolding Family Trust  
c/o Dr. Ralph E. Kolding, Trustee  
1339 44<sup>th</sup> Street  
Sacramento, CA 95819

# State of Nevada

## Declaration of Value Form

1. Assessor Parcel Number(s)
- a) 1418-03-711-009
- 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'l/Ind'l
- g)  Agricultural      h)  Mobile Home
- i)  Other \_\_\_\_\_

|                                 |             |
|---------------------------------|-------------|
| FOR RECORDER'S OPTION USE ONLY  |             |
| Book: _____                     | Page: _____ |
| Date of Recording: _____        |             |
| Notes: <u>SD-Trust Verified</u> |             |

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_
- Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )
- Transfer Tax Value: \$ \_\_\_\_\_
- Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. **If Exemption Claimed:**
- a. Transfer Tax Exemption, per NRS 375.090, Section: 07
- b. Explain Reason for Exemption: Transfer without consideration to a trust

5. Partial Interest: Percentage being transferred: 100 %

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 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 Ralph Koldinger Capacity \_\_\_\_\_ Grantor

Signature Marjorie Koldinger Capacity \_\_\_\_\_ Grantee

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

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

Print Name: Ralph and Marjorie Koldinger

Address: 1339 44<sup>th</sup> Street

City: Sacramento

State: CA Zip: 95819

Print Name: The Koldinger Family Trust

Address: 1339 44<sup>th</sup> Street

City: Sacramento

State: CA Zip: 95819

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

Print Name: Oshins & Associates, LLC Esc. #: \_\_\_\_\_

Address: 1645 Village Center Circle, Ste. 170

City: Las Vegas, State: Nevada Zip: 89134