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APN: 1320-29-119-021
R.P.T.T.: \$0.00
Exempt: (NRS 375.090, Section 7)



KAREN ELLISON, RECORDER

E07

This Document Prepared By and After Recording Mail To:
JENNIFER BROWN
Attorney at Law
Wade Law Offices
2400 Professional Drive, Suite 100
Roseville, California 95661

Mail Tax Statements and Subsequent Bills To:
Andrzej Citkowicz and Ewa Citkowicz, as co-Trustees
37485 Southwood Drive
Freemont, CA 94536

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

ANDRZEJ CITKOWICZ and EWA CITKOWICZ, husband and wife as joint tenants,
FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to:

ANDRZEJ CITKOWICZ and EWA CITKOWICZ, as co-Trustees of THE ANDRZEJ AND EWA CITKOWICZ 2018 REVOCABLE TRUST, U/A dated January 18, 2018, the GRANTEE,

Whose mailing address is 37485 Southwood Drive, Freemont, CA 94536;

All of the following described real estate situated in the County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 – The Legal Description appeared previously in the Grant, Bargain and Sale Deed, recorded on October 2, 2009, as Document No. 751693 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 1057 Cedar Crest Drive, Minden, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 18th day of January, 2018.

ANDRZEJ CITKOWICZ

EWA CITKOWICZ

ACKNOWLEDGEMENT

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 SAN FRANCISCO

On January 18, 2018, before me, JENNIFER BROWN, a Notary Public, personally appeared ANDRZEJ CITKOWICZ and EWA CITKOWICZ, 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.



Notary Public Signature



Notary Public Seal

EXHIBIT A

Parcel 1:

Unit 365, as shown on the Final Map No. 1008-9 for WINHAVEN, Unit NO. 9, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, Nevada on July 8, 1999, in Book 799 of Official Records at Page 1253, as Document No. 472099.

Assessors Parcel No. 1320-29-119-021

Parcel 2:

A non-exclusive easement for use, enjoyment, ingress and egress over the common area as set forth in Declaration of Covenants Conditions and Restrictions recorded September 28, 1990, in Book 990, Page 4348, as Document No. 235644, Official Records.

TAX PARCEL NUMBER: 1320-29-119-021

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):
 a. 1320-29-119-021
 b. _____
 c. _____
 d. _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Verified Trust - J</i>	

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

3. a. Total Value /Sales Price of Property:		NO SALE
b. Deed in Lieu of Foreclosure Only (value of property)	\$	<u>0.00</u>
c. Transfer Tax Value:	\$	<u>0.00</u>
d. Real Property Transfer Tax Due:	\$	<u>0.00</u>

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration to a revocable, inter-vivos trust for the benefit of the grantors.
5. Partial Interest: Percentage being transferred: _____ %

The undersigned declare and acknowledge, 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: *X [Signature]* _____ Capacity: Grantor
 Signature: *X [Signature]* _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Andrzej Citkowicz and Ewa Citkowicz
 Address: 37485 Southwood Drive
 City: Freemont
 State: CA Zip: 94536

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Andrzej Citkowicz and Ewa Citkowicz,
 co-trustees
 Address: Same as Grantor
 City: Same as Grantor
 State: Same as Grantor Zip: Same as Grantor

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 JENNIFER BROWN
 Attorney at Law
 Wade Law Offices
 2400 Professional Drive, Suite 100
 Roseville, California 95661