

DOUGLAS COUNTY, NV

2018-916317

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

06/29/2018 04:08 PM

FIRST AMERICAN TITLE IV

KAREN ELLISON, RECORDER

E07

A.P.N.: 1318-15-111-008  
File No: 123-2546201 (VD)  
R.P.T.T.:

When Recorded Mail To: Mail Tax Statements To:  
Elizabeth C. Huck Revocable Living Trust

57 Green Hills Ct.  
Henderson NV 89012

### ***GRANT, BARGAIN and SALE DEED***

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mary Huck, as successor Trustee of The Elizabeth C. Huck Revocable Living Trust dated  
March 30, 2005

do(es) hereby *GRANT, BARGAIN and SELL* to

Thorne Ernest Huck, a Married Man as Sole and Seperate Property

the real property situate in the County of Douglas, State of Nevada, described as follows:

#### **PARCEL NO. 1**

**LOT 59, AS SHOWN ON THE OFFICIAL PLAT OF PINEWILD UNIT NO. 2, A  
CONDOMINIUM, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER,  
DOUGLAS COUNTY, NEVADA, ON OCTOBER 23, 1973, AS DOCUMENT NO. 69660.**

#### **PARCEL NO. 2**

**THE EXCLUSIVE RIGHT TO THE USE AND POSSESSION OF THOSE CERTAIN PATIO  
AREAS ADJACENT TO SAID UNITS DESIGNATED AS "RESTRICTED COMMON AREA" ON  
THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE.**

#### **PARCEL NO. 3**

**AN UNDIVIDED INTEREST AS TENANTS IN COMMON AS SUCH INTEREST IS SET  
FORTH IN BOOK 377, AT PAGE 417 THRU 421, OF THE REAL PROPERTY DESCRIBED  
ON THE SUBDIVISION MAP REFERRED TO IN PARCEL NO. 1 ABOVE, DEFINED IN THE  
AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
PINEWILD, A CONDOMINIUM PROJECT, RECORDED MARCH 11, 1974, IN BOOK 374  
OF OFFICIAL RECORDS AT PAGE 193, AND SUPPLEMENT TO AMENDED DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM  
PROJECT, RECORDED MARCH 9, 1977, IN BOOK 377 OF OFFICIAL RECORDS AT PAGE  
411, AS LIMITED COMMON AREA AND THEREBY ALLOCATED TO THE UNIT**

**DESCRIBED IN PARCEL NO. 1 ABOVE, AND EXCEPTING NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS AS DEFINED AND SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.**

**PARCEL NO. 4**

**NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL NO. 1 ABOVE, FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS AS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF PINEWILD, MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION OF PARCEL NO. 3 ABOVE.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/14/2018

Mary Huck, as successor Trustee of The Elizabeth C. Huck Revocable Living Trust

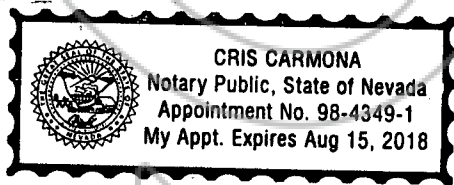
Mary Huck  
Mary Huck, Successor Trustee

STATE OF **NEVADA** )  
 ) : **SS.**  
COUNTY OF **WASHOE** )  
 *CLARK*

This instrument was acknowledged before me on June 26, 2018 by **Mary Huck.**

AA  
Notary Public  
(My commission expires: 8/15/18 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **June 14, 2018** under Escrow No. **123-2546201.**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1318-15-111-008  
 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<sup>1</sup>/Ind<sup>1</sup>  
 g)  Agricultural      h)  Mobile Home  
 i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust cert ok -kle</u>	

3. a) Total Value/Sales Price of Property: \$0.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$0.00  
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 2  
 b. Explain reason for exemption:  
From trust to Donee w/ no consideration

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: [Signature] Capacity: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

**(REQUIRED)**  
 Print Name: Mary Huck, a Successor Trustee of the Elizabeth C. Huck Revocable Living Trust  
 Address: 57 Green Hills Ct  
 City: Henderson  
 State: NV Zip: 89012

**(REQUIRED)**  
 Print Name: Thorne Ernest Huck  
 Address: 57 Green Hills Ct  
 City: Henderson  
 State: NV Zip: 89012

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

First American Title Insurance  
 Print Name: Company File Number: 123-2546201 VD/ VD  
 Address 940 Southwood Blvd, Suite 203  
 City: Incline Village State: NV Zip: 89451

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)