



KAREN ELLISON, RECORDER E07

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

**APN# 1319-30-516-036**

(11 digit Assessor's Parcel Number may be obtained at <http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

**NEVADA GENERAL WARRANTY DEED**

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

**RECORDING REQUESTED BY**

**Victoria Li, Esq.**

**RETURN TO. Name** JOSHUA R POWELL and OLGA POWELL

**Address** 893 White Moonstone Loop

**City/State/Zip** San Jose, CA 95123

**MAIL TAX STATEMENT TO (Applicable to documents transferring real property)**

**Name** JOSHUA R. POWELL and OLGA POWELL

**Address** 893 White Moonstone Loop

**City/State/Zip** San Jose, CA 95123

This page provides additional information required by NRS 111 312 Sections 1-2  
To print this document properly, do not use page scaling  
P:\Common\FORMS & Notices\Cover Page Template Oct2017

**NEVADA GENERAL WARRANTY DEED**  
**TRANSFER TO GRANTOR(S)' TRUST**  
**Transfer Tax Exemption**  
**Per NRS 375.909, Section 7**

I/We **JOSHUA R. POWELL**, who acquired title as **JOSHUA ROBERT POWELL**, an unmarried man, and **OLGA POWELL**, who acquired title as **OLGA PODDUBNA**, an unmarried woman, as joint tenants with right of survivorship, with a street address of 893 White Moonstone Loop, San Jose, CA 95123 (the "Grantor") being  Married  Unmarried

For consideration paid in the amount of zero Dollars (\$0 00) grant, convey and warrant to **THE POWELL FAMILY TRUST** with a street address of 893 White Moonstone Loop, San Jose, CA 95123 (the "Grantee") as

**JOSHUA R. POWELL** and **OLGA POWELL**, trustees of **THE POWELL FAMILY TRUST**, dated 10/05/2018, and any amendments thereto

A certain parcel of land with the buildings thereon situated with a street address of 336 Quaking Aspen Lane, Unit B, in the City of Stateline, State of Nevada, being bounded and described as follows

See **EXHIBIT "A"** attached hereto and made a part hereof.

APN: 1319-30-516-036

[Signature]  
\_\_\_\_\_  
**JOSHUA R. POWELL**

[Signature]  
\_\_\_\_\_  
**OLGA POWELL**

**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

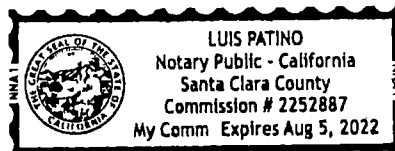
State of California )  
County of Santa Clara )

On 10/05/18 (date), before me, Luis Patino, a notary public, personally appeared **JOSHUA R. POWELL** and **OLGA POWELL**, 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

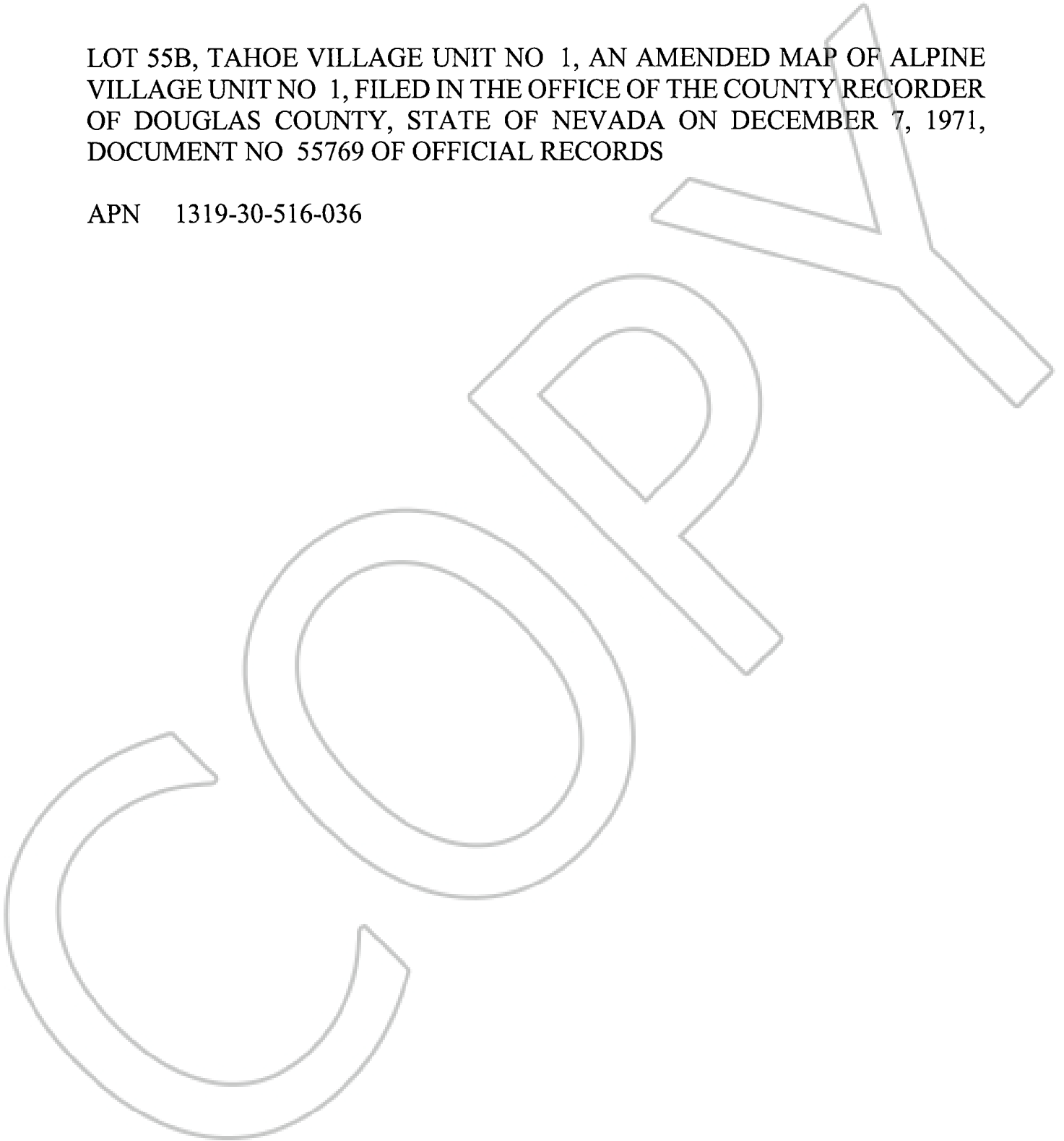
Signature [Signature] (SEAL)



**EXHIBIT "A"**

LOT 55B, TAHOE VILLAGE UNIT NO 1, AN AMENDED MAP OF ALPINE VILLAGE UNIT NO 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON DECEMBER 7, 1971, DOCUMENT NO 55769 OF OFFICIAL RECORDS

APN 1319-30-516-036



**STATE OF NEVADA  
DECLARATION OF VALUE**

1 Assessor Parcel Number(s)  
 a 1319-30-516-036  
 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  
 Other

FOR RECORDERS OPTIONAL USE ONLY  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Date of Recording TRUST OR JRS  
 Notes \_\_\_\_\_

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

4 **If Exemption Claimed**  
 a Transfer Tax Exemption per NRS 375 090, Section 7  
 b Explain Reason for Exemption Transfer without consideration to or from 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 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 O. Powell Capacity Owner  
 Signature J Powell Capacity Owner

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name JOSHUA R POWELL and OLGA POWELL  
 Address 893 White Moonstone Loop  
 City San Jose  
 State CA Zip 95123

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name JOSHUA R POWELL and OLGA POWELL, trustees  
 Address 893 White Moonstone Loop of THE POWELL  
 City San Jose FAMILY TRUST,  
 State CA Zip 95123 dated 10/05/2018

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name Victoria Li Escrow # \_\_\_\_\_  
 Address 2845 Moorpark Avenue, Suite 110  
 City San Jose State CA Zip 95128