



KAREN ELLISON, RECORDER

E07

APN: # 1121-05-514-003

WHEN RECORDED, RETURN TO:

Old Republic National Title Insurance Company
275 Battery Street, Suite 1500
San Francisco, CA 94111

GRANTEE/MAIL TAX STATEMENTS TO:

John C. Hagopian, Pamm Hagopian, and
Jess A. Hagopian
3035 Kittery Avenue
San Ramon, CA 94583

The undersigned hereby affirms that there is no Social Security number contained in this document.

QUITCLAIM DEED

Pine View Estates Home Owners Association, a Nevada non-profit corporation, in its capacity as Trustee ("PVHOA"), as Grantor, in accordance with the terms of the Trust Agreement, dated as of September 12, 2017, by and between Leon Mark Kizer, an individual, as settlor, by virtue of his application to the Bureau of Indian Affairs for trust-to-fee conversion of certain property held in trust for him by the United States and the transfer of fee title to such property to the Trust, and PVHOA, as Trustee, does hereby remise, release, and forever quitclaim to John C. Hagopian and Pamm Hagopian, husband and wife, and Jess A. Hagopian, a married man as his sole and separate property, all as joint tenants, all right, title, and interest in that real property situate in the County of Douglas, State of Nevada described as follows:

Lot 72, as set forth on the Amended Record of Survey for PINEVIEW DEVELOPMENT, UNIT NO. 4, filed in the office of the Douglas County Recorder on December 23, 2002, in Book 1202, Page 10400, File No. 561783; subject to that certain Declaration of Covenants, Conditions and Restrictions for Pine View filed in the office of the Douglas County Recorder on October 13, 1997, in Book 1097, Page 2388, File No. 0423883; EXCLUDING any and all water rights, including, but not limited to: applications and permits to appropriate any of the public waters; certificates of appropriation; adjudicated or unadjudicated water rights; applications or permits to change the place of diversion, manner of use or place of use of water; and, federal reserved water rights.

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

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Signature page follows.

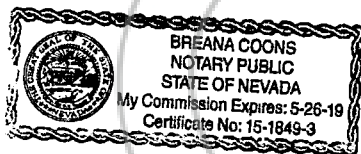
IN WITNESS WHEREOF, the said Grantor has hereunto set its hand this 19 day of November, 2018.

PINE VIEW ESTATES HOME OWNERS ASSOCIATION, AS TRUSTEE

By: Douglas G. Stimpson
Douglas G. Stimpson, Pres.

STATE OF NEVADA)
) ss.
COUNTY OF CARSON)

On this 19 day of November, 2018, personally appeared before me, a Notary Public, Douglas G. Stimpson, known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the foregoing instrument on behalf of the above-identified Grantor, PINE VIEW ESTATES HOME OWNERS ASSOCIATION, a Nevada non-profit corporation.



Breana Coons
NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) APN: # 1121-05-514-003
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 RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>S&L TR OK.</u>	

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

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: 100.0 %

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 [Handwritten Signature] Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: Pine View Estates Home Owners Association
Address: PO Box 1419
City: Gardnerville
State: Nevada Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: John C. Hanopian
Address: 3035 Kittery Avenue
City: San Ramon
State: CA Zip: 94583

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: Dyer Lawrence, LLP Escrow # _____
Address: 2805 Mountain Street
City: Carson City State: Nevada Zip: 89703