

APN: 1022-18-002-041  
R.P.T.T.: \$0.00  
Exempt: (NRS 375.090, Section 7)



**This Document Prepared By:**

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KAREN ELLISON, RECORDER E07

**After Recording, Return and  
Mail Tax Statements To:**

Timothy Ilian and Marie-Laure Huguette Dubois Ilian, as co-Trustees  
7512 Redhill Way  
Browns Valley, CA 95918

**Send Subsequent Tax Bills To:**

Timothy Ilian and Marie-Laure Huguette Dubois Ilian, as co-Trustees  
7512 Redhill Way  
Browns Valley, CA 95918  
Phone: 530-218-0552/530-742-7095

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

TIMOTHY ILIAN and MARIE-LAURE H. ILIAN, husband and wife,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to:

TIMOTHY ILIAN and MARIE-LAURE HUGUETTE DUBOIS ILIAN, as co-Trustees of THE ILIAN FAMILY TRUST, U/A dated April 11, 2019, the GRANTEE,

Whose mailing address is 7512 Redhill Way, Browns Valley, CA 95918;

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 10/17/18, as Document No. 2018-921071 in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: 3260 Vista Vallata, Gardnerville, 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 11<sup>th</sup> day of APRIL, 2019.

TIMOTHY ILIAN

MARIE-LAURE H. ILIAN

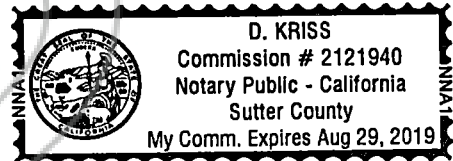
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF YUBA

On April 11, 2019 2019, before me, D. Kriss, a Notary Public, personally appeared TIMOTHY ILIAN and MARIE-LAURE HUGUETTE DUBOIS ILIAN, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.



D. Kriss  
Notary Public Signature

Notary Public Seal

The undersigned hereby affirm that this document submitted for recording does not contain a social security number.

Tim  
TIMOTHY ILIAN

Marie-Laure H. Ilian  
MARIE-LAURE H. ILIAN

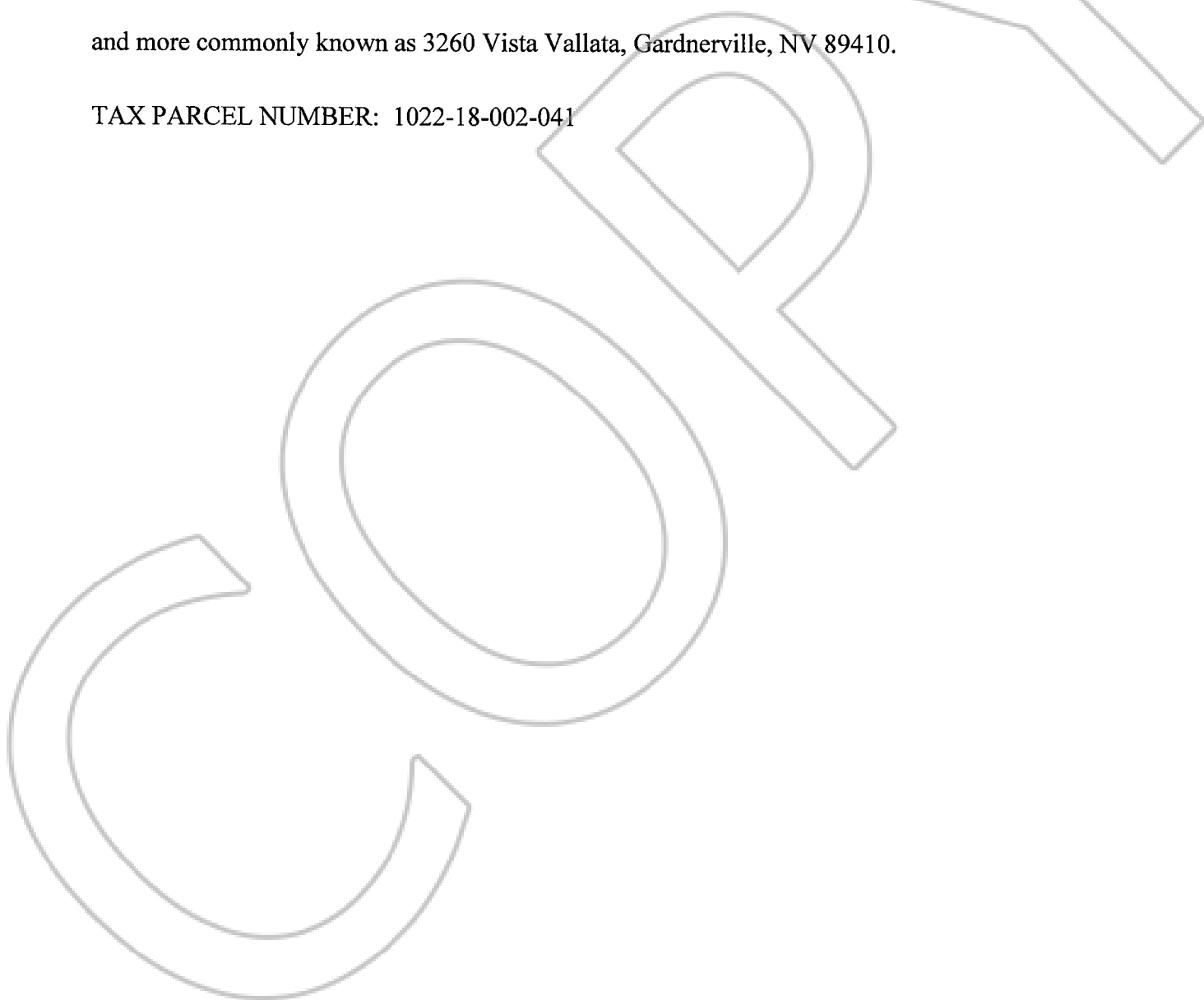
## **EXHIBIT A**

LOT 22, IN BLOCK B, AS SHOWN ON THE OFFICIAL MAP OF HOLBROOK HIGHLANDS, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MARCH 22, 1978, IN BOOK 378, PAGE 1422 AS DOCUMENT NO. 18825

TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES, IF ANY, THERETO BELONGING OR APPERTAINING, AND ANY REVERSIONS, REMAINDERS, RENTS, ISSUES OR PROFITS THEREOF.

and more commonly known as 3260 Vista Vallata, Gardnerville, NV 89410.

TAX PARCEL NUMBER: 1022-18-002-041



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):  
 a. 1022-18-002-041  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: *Verified Trust - JV*

2. Type of Property:  
 a.  Vacant Land                      b.  Single Fam. Res.  
 c.  Condo/Townhouse              d.  2-4 Plex  
 e.  Apt. Bldg                              f.  Comm'l/Ind'l  
 g.  Agricultural                        h.  Mobile Home  
 Other: \_\_\_\_\_

3. a. Total Value /Sales Price of Property:		<u>NO SALE</u>
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: *[Signature]* Capacity: Grantor  
 Signature: *[Signature]* Capacity: Grantee

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

Print Name: Timothy Ilian and Marie-Laure H. Ilian  
 Address: 7512 Redhill Way  
 City: Browns Valley  
 State CA                                      Zip: 95918

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

Print Name: Timothy Ilian and Marie-Laure Huguette Dubois Ilian, 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)**

NICOLE A. VETTRAINO  
 Attorney at Law  
 27201 Puerta Real, Suite 300  
 Mission Viejo, California 92691