

DOUGLAS COUNTY, NV

2019-939423

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

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TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E07

A.P.N. 1320-33-411-001

R.P.T.T. # 7

MAIL TAX STATEMENTS TO:

SAME AS BELOW

WHEN RECORDED MAIL TO:

Community Foundation of Western Nevada, Trustee  
50 Washington Street, Suite 300  
Reno, Nevada 89703

The undersigned hereby affirms that this document  
Submitted for recording does not contain the social  
Security number of any person or persons.  
(Pursuant to NRS 239b.030)

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**GIFT DEED**

**THIS INDENTURE WITNESSETH: That Recife, LLC, a Nevada Limited Liability Company who  
acquired title as Recife, LLC**

**In and for consideration of love and affection does here by grant and convey to Community  
Foundation of Western Nevada, Trustee of The Arthur S. Dover and Dilma Dover  
Irrevocable Charitable Remainder Unitrust**

and to the heirs and assigns of such Grantee forever, all that real property situated in Douglas,  
State of Nevada, more particularly described as:

Lot 1, in Block A, as set forth on the certain map of HERITAGE SQUARE TOWNHOUSES, filed for  
record in the Office of the County Recorder of Douglas County, Nevada, on April 8, 1986, in Book 486 at  
Page 793, as Document No. 133158.

Together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits  
thereof.

**Grantor Signatures:**

DATED: December 12, 2019  
~~RECIFE, LLC, A NEVADA LIMITED LIABILITY COMPANY~~  
BY; MEMBER: THE FILHOS TRUST, DATED OCTOBER 6, 2003

Arthur Dover  
Arthur Dover, ~~Recife LLC~~ Trustee

STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ, ss:

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ by Arthur Dover c/o Recife LLC.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Title (and Rank)

My commission expires \_\_\_\_\_

Signature and Notary for Gift Deed regarding 1420 Douglas Ave., #1.

*See attached CALIFORNIA  
NOTARY 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 SANTA CRUZ

On December 10, 2019, before me, Ann C Dye

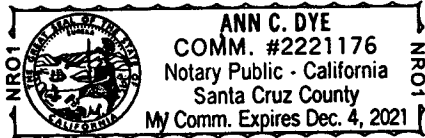
NOTARY PUBLIC, personally appeared Arthur S. Sover

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 [Handwritten Signature] (Seal)  
Ann C Dye



ADDITIONAL DOCUMENT DETAILS (Optional, Used for Document Security)

Name/Title of Document: Gift Deed

Document Date: 12.10.19

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-33-411-001  
 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: Verified Trust - JS

3. a. Total Value/Sales Price of Property: \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: 7  
Transfer to trust without 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 \_\_\_\_\_ Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Recife, LLC a Nevada Limited Liability Company  
 Address: 50 Washington St # 300  
 City: Reno  
 State: NV Zip: 89503

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Community Foundation of Western Nevada, Trustee  
 Address: 50 Washington St # 300  
 City: Reno  
 State: NV Zip: 89503

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 1906279A-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED