

APN: 1420-34-510-026

Recorded at the request of  
Maupin, Cox & LeGoy  
4785 Caughlin Parkway  
Reno, Nevada 89519



KAREN ELLISON, RECORDER

E07

After recordation, return Grant  
Deed and mail future property  
tax statements to Grantee at:

James R. Vilkitis and Nancy J. Vilkitis, as Co-Trustees  
of The James R. & Nancy J. Vilkitis Trust  
2766 Pamela Place  
Minden, Nevada 89423

GRANT DEED

JAMES R. VILKITIS, Trustee of THE VILKITIS FAMILY TRUST DATED APRIL 15, 1991 ("Grantor"), hereby grants, bargains, and sells to JAMES R. VILKITIS and NANCY J. VILKITIS, as Co-Trustees of THE JAMES R. & NANCY J. VILKITIS TRUST of this same date ("Grantee"), Grantor's entire right, title and interest, in the real property located at 2772 Pamela Place, Minden, Douglas County, State of Nevada, and more particularly described as follows:

**LOT 71 IN BLOCK 2, AS SET FORTH ALL THE FINAL SUBDIVISION MAP LDA 01-069 FOR BRAMWELL HOMESTEAD, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON AUGUST 12, 2002, IN BOOK 802 OF OFFICIAL RECORDS, AT PAGE 3324, AS DOCUMENT NO. 549307.**

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.

This conveyance is subject to the following liens and encumbrances:

1. General, special, and any supplemental county taxes and assessments not delinquent.

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2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

By execution of this Grant Deed, JAMES R. VILKITIS hereby knowingly, voluntarily, and intentionally is transmuting the above-described real property from his separate property to community property between him and his spouse, NANCY J. VILKITIS, notwithstanding its ownership in trust. NANCY J. VILKITIS, spouse of JAMES R. VILKITIS, hereby joins in the execution of this Grant Deed to acknowledge her consent and approval of the above-described property as community property, and joins in the execution of this Grant Deed to grant, bargain, and sell to the Grantee designated above, her entire right, title, and interest in the above-described real property.

Dated: Dec 4, 2019.

THE VILKITIS FAMILY TRUST DATED  
APRIL 15, 1991

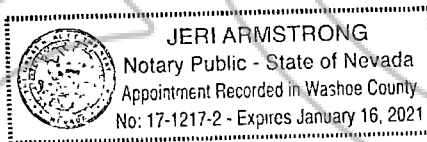
By: James R. Vilkitis  
JAMES R. VILKITIS, Trustee

Nancy J. Vilkitis  
NANCY J. VILKITIS

STATE OF NEVADA

COUNTY OF WASHOE

This Grant Deed was acknowledged before me on December 4, 2019, by JAMES R. VILKITIS, as Trustee of THE VILKITIS FAMILY TRUST DATED APRIL 15, 1991.

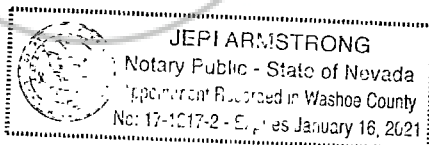


Jeri Armstrong  
Notary Public

STATE OF NEVADA

COUNTY OF WASHOE

This Grant Deed was acknowledged before me on December 4, 2019, by NANCY J. VILKITIS.



Jeri Armstrong  
Notary Public

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-34-510-026  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust - J</u>	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer to a trust, without consideration

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 James R. Vilkitis Capacity \_\_\_\_\_ Grantor

Signature Nancy J. Vilkitis Capacity \_\_\_\_\_ Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: The Vilkitis Family Trust  
 Address: 2766 Pamela Place  
 City: Minden  
 State: NV Zip: 89423

Print Name: The James R. & Nancy J. Vilkitis Trust  
 Address: 2766 Pamela Place  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Maupin, Cox & LeGoy Escrow # N/A  
 Address: 4785 Caughlin Parkway  
 City: Reno State: Nevada Zip: 89519