

DOUGLAS COUNTY, NV

2020-949824

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/28/2020 11:36 AM

UDEED, LLC

KAREN ELLISON, RECORDER

E07

**APN:** 1318-22-002-062

**R.P.T.T.:** \$0.00

Exempt: (7)

**Recording Requested By:**

uDeed, LLC

9041 S. Pecos Road, Ste. 3900

Henderson, NV 89074

**After Recording Mail To:**

uDeed, LLC - 93799

9041 S. Pecos Road, Ste. 3900

Henderson, NV 89074

**Send Subsequent Tax Bills To:**

Brent Honea, Esq.

333 City Blvd. West, Ste. 2050

Orange, CA 92868

**GRANT, BARGAIN, AND SALE DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Kristi Kandel, a single woman**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Brent Honea, Esq., Trustee of the 165 Holdings Trust dated June 30, 2020**, whose address is 333 City Boulevard West, Suite 2050, Orange, California 92868,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **165 Aynes Court  
Stateline, Nevada 89449**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

WITNESS my/our hands, this 30 day of June, 2020.

[Signature]  
Kristi Kandel

STATE OF NV  
COUNTY OF Douglas ) ss

This instrument was acknowledged before me, this 30 day of June, 2020, by **Kristi Kandel**.

NOTARY STAMP/SEAL

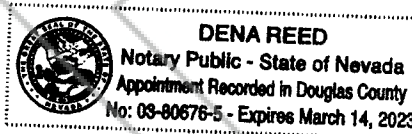
[Signature]

Notary Public

Dena Reed

Title and Rank

My Commission Expires: 3-14-2023



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 18 IN BLOCK 2 AS SHOWN ON THE OFFICIAL MAP OF OLIVER PARK SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON FEBRUARY 2, 1959, IN BOOK 1 OF MAPS, AS DOCUMENT NO. 14034.

Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain and Sale Deed**, recorded on **August 8, 2018**, as Document No. **2018-917818** in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-22-002-062  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust ok BC</u>	

3. a. Total Value /Sales Price of Property:                      \$                      0.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    (                      N/A )  
 c. Transfer Tax Value:    \$                      0.00  
 d. 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 to a 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: [Signature] Capacity: Grantor

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: **Kristi Kandel**  
 Address: **UPS PO Box 7172-280**  
**195 Hwy 50 #104**  
 City: **Stateline**  
 State: **Nevada**                      Zip: **89449**

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

Print Name: **165 Holdings Trust**  
 Address: **333 City Blvd W, Ste 2050**  
 City: **Orange**  
 State: **California**                      Zip: **92868**

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

Print Name: uDeed, LLC - 93799                      Escrow #: \_\_\_\_\_  
 Address: 9041 S. Pecos Road Ste 3900  
 City, State, Zip: Henderson, NV 89074

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)