

APN: 1220-22-211-016  
R.P.T.T.: \$0.00  
Escrow No.: 20006422-COM  
When Recorded Return To:  
Charles Richard Garbinski, TTEE  
1432 Purple Sage Drive  
Gardnerville, NV 89460



KAREN ELLISON, RECORDER

E07

Mail Tax Statements to:  
Charles Richard Garbinski, TTEE  
1432 Purple Sage Drive  
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Charles Garbinski, an unmarried man**

do(es) hereby Grant, Bargain, Sell and Convey to

**Charles Richard Garbinski, Trustee of the Lothlorien Trust dated April 28, 2017i**

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

Lot 5, in Block B, of BARRINGTON RANCHOS, according to the map thereof, filed in the office of the County Recorder of Douglas, State of Nevada, on March 1, 1991, in Book 391, page 187, Official Records of Douglas County, Nevada, as Document No. 245840, being a subdivision of Lot 706 as shown on the Map of Gardnerville Ranchos Unit 6, filed for record on May 29, 1973, in Book 573, Page 1026, as Document No. 66512.

**PARCEL 2:**

All that certain Lot, Piece, Parcel or Portion of land situated, lying and being within Section 22, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, and more particularly described as follows:

Commencing at the Westerly corner common to Lots 4 and 5 which point is the true point of beginning; thence along the line common to said Lots North 63°07'25" East a distance of 174.90 feet to the Easterly corner common to said Lots; thence along the Easterly line of said Lot 4 South 00°17'21" East a distance of 18.75 feet; thence leaving said Easterly line South 68°52'27" West a distance of 167.34 feet to the true point of beginning.

**NOTE:** The above metes and bounds description appeared previously in that certain document recorded February 14, 2003 as Document No. 567278, Official Records.

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



Dated this 11<sup>th</sup> day of August, 2020.

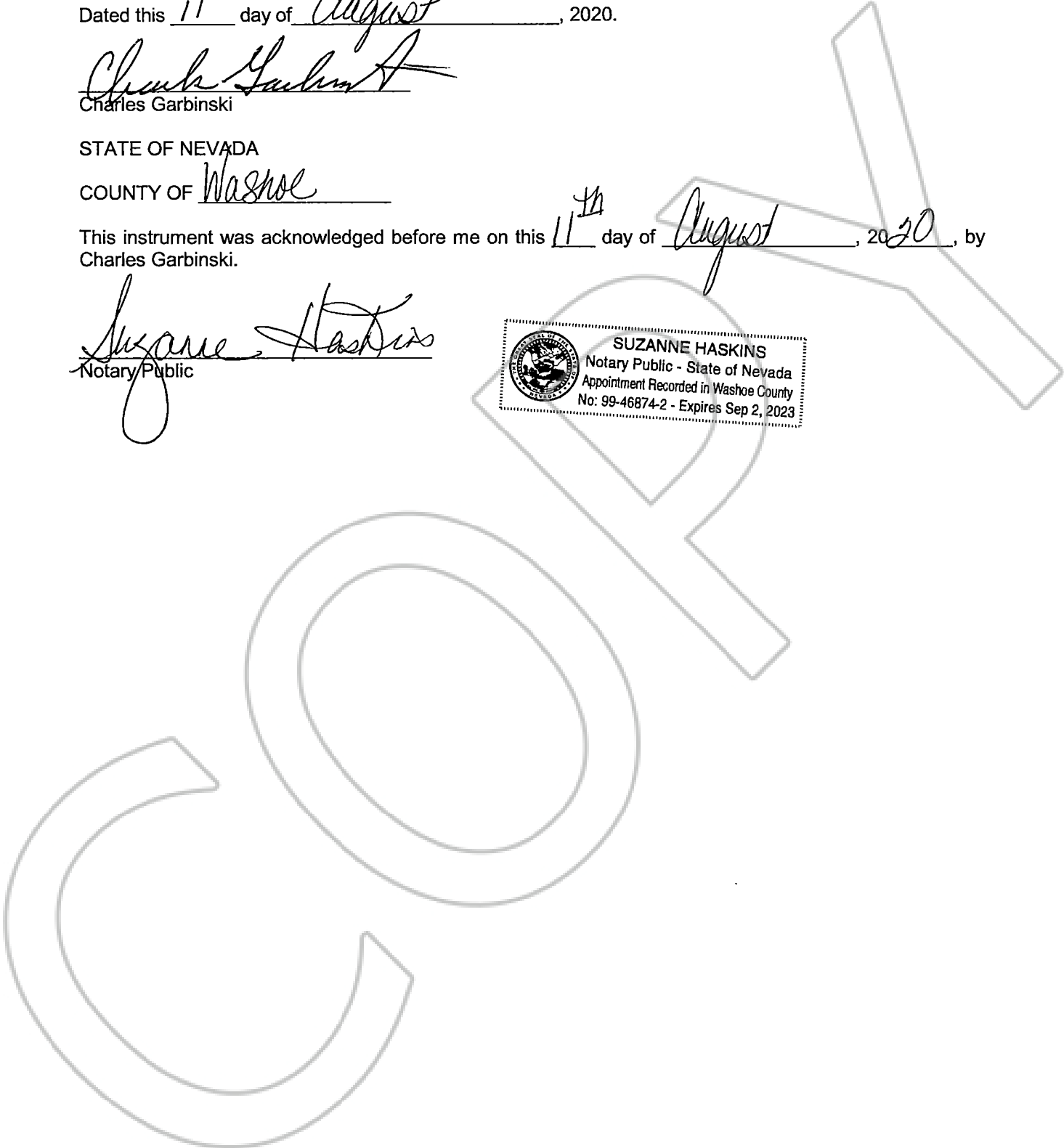
Charles Garbinski  
Charles Garbinski

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 11<sup>th</sup> day of August, 2020, by Charles Garbinski.

Suzanne Haskins  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-22-211-016  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse    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 No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	<u>Verified Trust of</u>

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

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: Transferring into Trust WITHOUT CONSIDERATION  
 5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Charles Garbinski Capacity: \_\_\_\_\_ Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_ Grantee

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

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

Print Name: <u>Charles Garbinski, an unmarried man</u>	Print Name: <u>Lothlorien Trust dated April 28, 2017</u>
Address: <u>1432 Purple Sage Drive</u>	Address: <u>1432 Purple Sage Drive</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89460</u>	State: <u>NV</u> Zip: <u>89460</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20006422-COM  
 Address: 1450 Ridgeview Dr, Ste 100  
 City: Reno State: NV Zip: 89519