

APN: 1220-17-617-011

**Recording Requested By  
And When Recorded Mail To:**

Minden Lawyers, LLC  
P.O. Box 2860  
Minden, NV 89423

**Mail Tax Statements to:**

Kevin J. Cordia and  
Linda I. Cordia  
912 Rain Shadow Way  
Gardnerville, NV 89460



KAREN ELLISON, RECORDER E07

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

The undersigned grantor declares documentary transfer tax is: \$ 0.00

**GRANT, BARGAIN, AND SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Kevin J. Cordia and Linda I. Cordia, a married couple, ("Grantors"), do hereby GRANT, BARGAIN, SELL, and CONVEY to Kevin J. Cordia and Linda I. Cordia, Trustees of The 2021 Cordia Family Revocable Trust, all of their right, title and interest in that certain real property located at 912 Rain Shadow Way, Gardnerville, Nevada 89460, situate in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 51 as set forth on the Final Map LDA 16-004 and PD 04-002-2 for RAIN SHADOW RANCH PHASE 3, filed for record in the Office of the County Recorder of Douglas County, State of Nevada on July 17, 2018 as Document No. 2018-916804, Official Records.

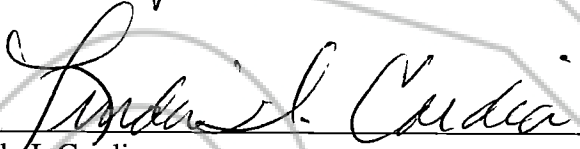
APN: 1220-17-617011

FURTHER, TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances belonging thereto or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

*Pursuant to NRS §111.312, this legal description was previously recorded on June 29, 2020 in the Official Records of Douglas County as Document No. 2020-948374.*

DATED this 5 day of February 2021.

By:   
Kevin J. Cordia

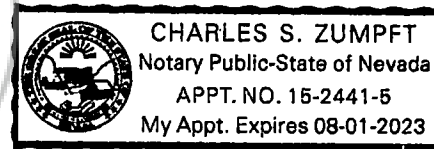
By:   
Linda I. Cordia

STATE OF NEVADA     )  
                                  ) ss:  
COUNTY OF DOUGLAS )

On the 5 day of February 2021, before me, a Notary Public personally appeared Kevin J. Cordia and Linda I. Cordia 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 entities upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

  
Notary Public



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-17-617-011  
 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: <u>2/10/21</u>	
NOTES: <u>Smart M &amp; AB</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: 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 [Handwritten Signature] Capacity \_\_\_\_\_ Grantor

Signature [Handwritten Signature] Capacity \_\_\_\_\_ Trustee

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

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

Print Name: Kevin J. Cordia and Linda I. Cordia  
 Address: 912 Rain Shadow Way  
 City: Gardnerville  
 State: NV Zip: 89460

Print Name: Kevin J. Cordia and Linda I. Cordia, Trustees of The 2021 Cordia Family Revocable Trust  
 Address: 912 Rain Shadow Way  
 City: Gardnerville  
 State: NV Zip: 89460

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

Print Name: Minden Lawyers, LLC Escrow # \_\_\_\_\_  
 Address: 990 Ironwood Drive, Suite 300  
 City: Minden State: NV Zip: 89423