DOUGLAS COUNTY, NV RPTT:\$1404.00 Rec:\$40.00

KAREN ELLISON, RECORDER

2021-970117

\$1,444.00 Pgs=3

06/30/2021 11:31 AM

TICOR TITLE - GARDNERVILLE

WHEN RECORDED MAIL TO: Nancy Hindes

Scott Hindes
PO Box 859
Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2104286-RLT

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)

APN No.: 1320-33-223-001

R.P.T.T. \$1,404.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That David F. Nicklin and Patricia Young-Nicklin, Trustee of The David Nicklin and Patricia Young-Nicklin Family Trust dated April 10, 2003

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to F. Scott Hindes and Nancy Nelson Hindes, Trustees of the F. Scott Hindes and Nancy Nelson Hindes 2012 Residential Property Trust

all that real property situated in the County of Douglas, State of Nevada, described as follows: SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

The David Nicklin and Patricia Young-Nicklin Family Trust dated April 10, 2003 Patricia Young-Nicklin, Trustee David F. Nicklin, Trustee STATE OF NEVADA } ss: **COUNTY OF DOUGLAS** This instrument was acknowledged before me on, by David F. Nicklin and Patricia Young-Nicklin, Trustee of The David Nicklin and Patricia Young-Nicklin Family Trust dated April 10, 2003 **NOTARY PUBLIC** This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02104286. SHERRIE BLUM Notary Public, State of Nevada Appointment No. 19-1060-05 My Appt. Expires Sep 9, 2023

EXHIBIT A LEGAL DESCRIPTION

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

Unit No. 1, of Building 9, of the Final Subdivision Map LDA 15-020 ESPLANADE AT THE RANCH, recorded in the Official Records of Douglas County, Nevada on November 7, 2017, as Document No. 2017-906665 and Certificate of Amendment recorded November 9, 2017, as Document No. 2017-906767.

PARCEL 2:

An undivided 1/41st interest as a tenant in common in the Common Elements. An exclusive right to use that portion of the Common Elements designated as Limited Common Elements on the Final Map, as granted in the Declaration of Covenants, Conditions, and Restrictions for Esplanade At The Ranch Community Association recorded September 8, 2017, as Document No. 2017-903815, Official Records, Douglas County, Nevada and the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Esplanade At The Ranch Community Association recorded March 2, 2018, as Document No. 2018-911107 and the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Esplanade At The Ranch Community Association recorded April 30, 2018, as Document No. 2018-913638 and the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions for Esplanade At The Ranch Community Association recorded October 12, 2018, as Document No. 2018-920907, Official Records, Douglas County, Nevada.

APN: 1320-33-223-001

STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Numb	per(s)		\ \
a.	1320-33-223-001			\ \
b.				\ \
C.				\ \
d.				_ \ \ \
2.	Type of Property:			
 a.	☐ Xacant Land	b. 🗆 Single Fam	. Res. FOR RECORDE	RS OPTIONAL USE ONLY
C.	☑ Condo/Twnhse	d. □ 2-4 Plex	Book	Page
e.	□ Apt. Bldg	f. Comm'l/Ind	Date of Recording	g:
g.	□ Agricultural	h. 🗆 Mobile Hon	ne Notes:	
i.	Other	/		
0 -	Total Malus/Coles Drie	o of Proportie	\$ 360,000.00	
3. a.	Total Value/Sales Pric	e or Property. osure Only (value of pro		
b.	Transfer Tax Value	osule Chily (value of ph	\$ 360,000.00	
c. d.	Real Property Transfer	r Tay Dua:	\$ 1,404.00	
	, ,		1 1	
4.	If Exemption Claimed		100 Section	
		emption, per NRS 375.0	90, Section	·
	b. Explain Reason f	ror Exemption:		
5 .		ntage being transferred		a NDS 375 060 and NDS
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AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

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