

DOUGLAS COUNTY, NV **2021-970117**  
RPTT:\$1404.00 Rec:\$40.00  
\$1,444.00 Pgs=3 **06/30/2021 11:31 AM**  
TICOR TITLE - GARDNERVILLE  
**KAREN ELLISON, RECORDER**

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**

David F. Nicklin  
David F. Nicklin, Trustee

Patricia Young-Nicklin  
Patricia Young-Nicklin, Trustee

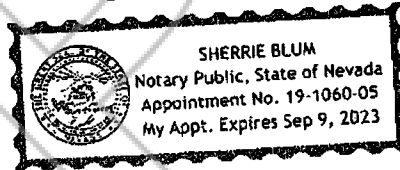
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, June 28, 2021  
by David F. Nicklin and Patricia Young-Nicklin, Trustee of The David Nicklin and Patricia Young-Nicklin Family Trust dated April 10, 2003

[Signature]  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02104286.



Escrow No. 2104286-RLT

**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 Number(s)  
 a. 1320-33-223-001  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 360,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 360,000.00  
 d. Real Property Transfer Tax Due:                                      \$ 1,404.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 [Signature] Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: David F. Nicklin and Patricia Young-Nicklin, Trustee of The David Nicklin and Patricia Young-Nicklin Family Trust dated April 10, 2003  
 Address: 1123 CORTEZ LN.  
 City: GARDNERVILLE  
 State: Zip: NV 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: F. Scott Hinder and Nancy Nelson Hinder, trustees.  
 Address: PO Box 859  
 City: Zephyr Cove  
 State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02104286-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED