

TAX PARCEL #: 1320-33-226-003
FILED FOR RECORD AT REQUEST OF:
Gin Nikoloff
WHEN RECORDED RETURN TO:
Gin Nikoloff
1245 Concho Trail #3, Gardnerville, NV 89410, USA



KAREN ELLISON, RECORDER

E07

THIS SPACE PROVIDED FOR RECORDER'S USE

Quitclaim Deed

For and without consideration of \$ 0.00, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gin Nikoloff, not married, of Gin Nikoloff, (the "Grantor"), conveys, as well as quitclaim, unto Virginia Nikoloff Revocable Trust _____, of 1245 Concho Trail #3, Gardnerville, NV 89410, (the "Grantee") as the sole tenant, the following described real estate (the "Premises"), situated in the County of Douglas, Nevada, together with all after acquired title of the Grantor in the Premises:

Parcel 1:

Unit No. 3, of building 12, of the Final Subdivision Map LDA15-020 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 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, Official Records, Douglas County, Nevada.

Being all or part of the same property described in the County Register's Deed Book Grant, Bargain, Sale Deed, Page 2.

TOGETHER with all the rights, members, hereditaments and appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned unto the said Grantee forever in fee simple.

DATED: 7/20, 2021

Signed in the presence of:

Signature

Gin Nikoloff

Name

Grantor Acknowledgement

STATE OF NEVADA

COUNTY OF Douglas

On this day personally appeared before me Gin Nikoloff, the "Grantor", to me known (or proved to me on the basis of satisfactory evidence) to be the individual described in and who executed the foregoing instrument, and acknowledged that this Quitclaim Deed was signed as a free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of July, 2021.

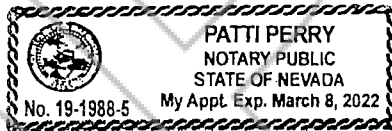
Patti Perry

Notary Public in and for the State of Nevada

County of Douglas

Residing at Menden, NV

My Commission Expires 03/08/2022



<p>Send Subsequent Tax Bills to: Gin Nikoloff, 1245 Concho Trail #3, Gardnerville, NV 89410, USA</p>	<p>Drafted By: Gin Nikoloff</p>
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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-33-226-003
 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: <u>Trust OK - J</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: Transferring to Trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 _____ Capacity GRANTOR
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Gin Nikoloff
 Address: 1245 Concho Trail, #3
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Virginia Nikoloff Revocable Trust
 Address: Same
 City: Same
 State: Same Zip: Same

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

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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