

APN: 1320-34-002-026



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KAREN ELLISON, RECORDER

E07

Recorded at the Request of:
HERITAGE LAW, A Division of
KALICKI COLLIER, LLP
1625 Highway 88, Suite 304
Minden, Nevada 89423

Mail Future Tax Statements To:

Tatiana E. Bedrin
1581 Scoti Lane
Gardnerville, NV 89410

The undersigned hereby affirm that this document submitted for recording does not contain any personal information and/or social security number of any person.

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TATIANA E. BEDRIN, Trustee of the *Tatiana E. Bedrin 2012 Trust, dated July 17, 2012*, and any amendments thereto, does hereby remise, release, and forever quitclaim and transfer to TATIANA E. BEDRIN, an unmarried woman, all interest in real property commonly known as 1581 Scoti Lane, Gardnerville, Douglas County, State of Nevada, situated in the County of Douglas, State of Nevada, more precisely described as:

**SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
AND MADE A PART HEREOF**

TOGETHER WITH all water rights, surface or ground, permitted, certified, adjudicated, or vested, as well as all seeps, sprigs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

SUBJECT TO:

- 1. All general and special taxes for the current fiscal year.

2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Pursuant to NRS 111.312, the above legal description previously appeared in a Grant, Bargain and Sale Deed recorded on April 19, 2017, as Document Number 2017-897497.

Mail tax statements to the above address.

Dated: July 14, 2021.

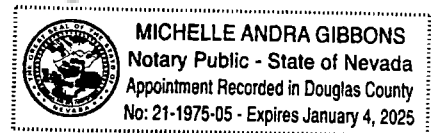
Tatiana Bedrin

TATIANA E. BEDRIN, Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On July 14, 2021, before me, a Notary Public, personally appeared TATIANA E. BEDRIN, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that she executed it.

Michelle Andra Gibbons
Notary Public



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**EXHIBIT "A"
LEGAL DESCRIPTION**

LOT 8, IN BLOCK B, ON THE FINAL MAP OF SIERRA SUNSET HEIGHTS UNIT ONE, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 19, 1985, IN BOOK 785, PAGE 1672, AS DOCUMENT NO. 120408, AND BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 27, 1985, IN BOOK 885, PAGE 2676, AS DOCUMENT NO. 122149, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <i>Trust cert OK-KE</i>	

1. Assessor Parcel Number(s)
a) 1320-34-022-026
b) _____
c) _____
d) _____

- 2 Type of Property:
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

3. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: 7
b. Explain Reason for Exemption: A transfer of title from 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 therein. Furthermore, 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: Tatiana Bedrin Capacity: Grantor
Signature: Tatiana Bedrin Capacity: Grantee

SELLER (GRANTOR) INFORMATION - REQUIRED
Name: Tatiana E. Bedrin
Address: 1581 Scoti Lane
City, State, ZIP: Gardnerville, NV 89410

BUYER (GRANTEE) INFORMATION - REQUIRED
Name: Tatiana E. Bedrin
Address: 1581 Scoti Lane
City, State, ZIP: Gardnerville, NV 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Heritage Law, A Division of Kalicki Collier, LLP Escrow # _____
Address: 1625 Highway 88, Suite 304
City, State, ZIP: Minden, NV 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)