

A.P.N.: 1221-030-00008  
File No: 143-2625169 (mk)  
R.P.T.T.: \$2,437.50

DOUGLAS COUNTY, NV  
RPTT:\$2437.50 Rec:\$40.00  
\$2,477.50 Pgs=2  
08/05/2021 03:14 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Igor G. Kuprin and Kristina P. Kuprina Trustees of The Igor G.  
Kuprin and Kristi  
2657 Sunset Ridge  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Ronald Austin Mueller & Mary Catherine Mueller, Co-Trustees of the 2000 Family Trust  
under Agreement dated December 1, 2000

do(es) hereby *GRANT, BARGAIN and SELL* to

Igor G. Kuprin and Kristina P. Kuprina Trustees of The Igor G. Kuprin and Kristina P.  
Kuprina Revocable Living Trust dated 12-14-2011

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

**PARCEL 1 AS SET FORTH ON THE FINAL PARCEL MAP #LDA 01-053 FOR JOHN T. & SHARON BURKE, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON NOVEMBER 5, 2001, IN BOOK 1101, AT PAGE 991, AS DOCUMENT NO. 526980.**

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

Ronald Austin Mueller & Mary Catherine Mueller,  
Co-Trustees of the 2000 Family Trust under  
Agreement dated December 1, 2000

Ronald Austin Mueller  
Ronald Austin Mueller, Co-Trustee

Mary Catherine Mueller  
Mary Catherine Mueller, Co-Trustee

STATE OF **NEVADA** )  
 ) : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 7-29-21 by  
**Ronald Austin Mueller & Mary Catherine Mueller, Co-Trustees .**

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2625169.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1221-030-00008
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

- 3. a) Total Value/Sales Price of Property: \$625,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$625,000.00
- d) Real Property Transfer Tax Due \$2,437.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: *Ronald Mueller*  
Signature: \_\_\_\_\_

Capacity: *Igor Kuprin*  
Capacity: \_\_\_\_\_

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

Ronald Austin Mueller & Mary  
Catherine Mueller, Co-Trustees of  
Print Name: the 2000 Family T  
Address: 1524 Desert Gold Ct  
City: Gardnerville  
State: NV Zip: 89410

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

Igor G. Kuprin and Kristina  
P. Kuprina Trustees of The  
Print Name: Igor G. Kuprin and Kristi  
Address: 2657 Sunset Ridge  
City: Gardnerville  
State: NV Zip: 89410

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

First American Title Insurance  
Print Name: Company File Number: 143-2625169 mk/ mk  
Address 1663 US Highway 395, Suite 101  
City: Minden State: NV Zip: 89423

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