DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

2021-974008 09/15/2021 12:16 PM

\$40.00 Pgs=2 MOBO LAW

KAREN ELLISON, RECORDER

E07

## RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

MOBO LAW, LLP Attn: Jennifer M. Schaller, Esq. 10343 High Street, Suite 1 Truckee, California 96161

## MAIL TAX STATEMENTS TO:

Tetyana Seredyuk and Artem Seredyuk, Trustees PO Box 10882 Zephyr Cove, Nevada 89448

APN: 1318-15-610-037

## TRUST TRANSFER DEED

The undersigned grantor claims: Documentary transfer tax is \$0.00. No consideration given - change in formal title only. See NOTE 1, below.

**FOR NO CONSIDERATION.** ARTEM SEREDYUK and TETYANA SEREDYUK, husband and wife as joint tenants with right of survivorship ("Grantors"),

Hereby GRANT(S) to TETYANA SEREDYUK and ARTEM SEREDYUK, Trustees of the PINECONE TRUST dated September 15, 2021 ("Grantees"), the following described real property situated in the County of Douglas, State of Nevada:

Lot 23 in Block B, of Round Hill Village Unit No. 3, according to the map or plat thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 24, 1965, as Document No. 30185.

Commonly known as: 292 McFaul Way, Zephyr Cove, Nevada 89448

Subject to

- 1. All general and special taxes for the current fiscal year.
- Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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.

NOTE 1: This conveyance is a transfer of title to or from a trust without consideration and a certificate of trust is presented at the time of transfer, and this conveyance is therefore exempt from documentary transfer tax pursuant to NRS 375.090 Section 7.

APN: 1318-15-610-037
Dated: September 15, 2021
Dated: September 15, 2021  ARTEM SEREDYUK, Grantor  ARTEM SEREDYUK, Grantor
CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC
State of Nevada ) ss.
County of Douglas ) ss.
On September 15, 2021, before me, Mark C. Rainey, personally appeared TETYA SEREDYUK, personally known to me (or proved to me on the basis of satisfactory evidence) to the person whose name is subscribed to this instrument, and acknowledged that he or she execute I declare under penalty of perjury that the person whose name is ascribed to this instrument appet to be of sound mind and under no duress, fraud or undue influence.  MARK C. RAINEY NOTARY PUBLIC STATE OF NEVADA  NOTARY PUBLIC STATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC  State of Nevada  ) ss.  County of Douglas
On September 15, 2021, before me, Mark C. Rainey, personally appeared ART SEREDYUK, personally known to me (or proved to me on the basis of satisfactory evidence) to
I declare under penalty of perjury that the person whose name is ascribed to this instrument appet to be of sound mind and under no duress, fraud or undue influence.  MARK C. RAINEY
NOTARY PUBLIC STATE OF NEVADA NO. 19-1171-12 My Appt Exp. Dec. 10, 2022 NO. 19-1171-12 My Appt Exp. Dec. 10, 2022 (Signature of Notary Public)

## STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s) a) 1318-15-610-037 b)					( )		
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Notes   Vacant Land   December   Single Fam Res.   Notes   Vacant Land   December   De	· · · · · · · · · · · · · · · · · · ·			_	\ \		
Vacant Land   b)   C   Single Fam Res   C   Condo/Iwhise   d)   2.4 Plex   C   Condo/Iwhise   d)   2.4 Plex   C   Commilling   C   C   C   C   C   C   C   C   C	2. Type of Pro	operty:		FOR RECORDERS	OPTIONAL USE ONLY		
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. b. Explain Reason for Exemption: A transfer of title to a trust without consideration if a certificate of trust is presented at the time of transfer.  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 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/Grantee  Capacity Grantor/G		Vacant Land b)	~				
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(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)