

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.
2. 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



TETYANA SEREDYUK, Grantor

Dated: September 15, 2021

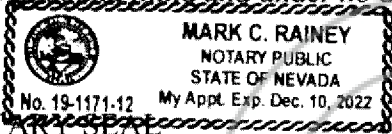


ARTEM SEREDYUK, Grantor

CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of Nevada)
) ss.
County of Douglas)

On September 15, 2021, before me, Mark C. Rainey, personally appeared TETYANA SEREDYUK, 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 he or she executed it. I declare under penalty of perjury that the person whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud or undue influence.



NOTARY SEAL

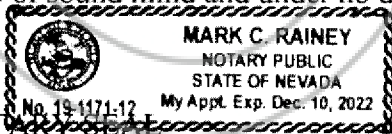


(Signature of Notary Public)

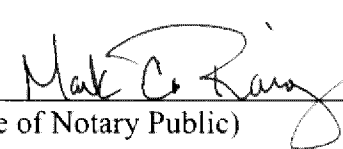
CERTIFICATE OF ACKNOWLEDGMENT OF NOTARY PUBLIC

State of Nevada)
) ss.
County of Douglas)

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NOTARY SEAL



(Signature of Notary Public)

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1318-15-610-037
- 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 | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Trust OK BC</u>

3. Total Value/Sales Price of Property:

\$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ 0.00
 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 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
 Signature _____ Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Artem & Tetyana Seredyuk
 Address: 292 McFaul Way
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Artem Seredyuk & Tetyana Seredyuk, Trustees
 Address: 292 McFaul Way
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: MOBO Law, LLP Escrow # N/A
 Address: 10343 High Street, Suite One
 City: Truckee State: CA Zip: 96161