

APN: 1220-21-710-131
RETURN RECORDED DEED TO:
ALICIA G. JOHNSON, ESQ.
JOHNSON LAW PRACTICE, PLLC
611 Sierra Rose Drive, Ste. A
Reno, NV 89511

GRANTEE/MAIL TAX STATEMENTS TO:
VICTOR J. BELOSIC, Trustee
PO Box 7030
Gardnerville, NV 89460

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on MARCH 8TH, 2022, by and between VICTOR J. BELOSIC, a formerly married man as his sole and separate property, grantor, and VICTOR J. BELOSIC, Trustee of "THE VICTOR J. BELOSIC 2022 TRUST," dated March 8, 2022, grantee,

WITNESSETH:

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to him in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to grantee's successors and assigns, all grantor's interest in that certain parcel of real property located in Douglas County, State of Nevada, and more particularly described as follows:

(See, Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said grantee and to his successors and assigns forever.


IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.



VICTOR J. BELOSIC

STATE OF NEVADA)
 : ss.
WASHOE COUNTY)

On 3/8, 2022, personally appeared before me, a notary public, VICTOR J. BELOSIC, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that he executed the foregoing document.



NOTARY PUBLIC

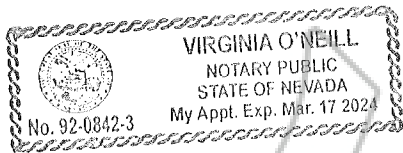
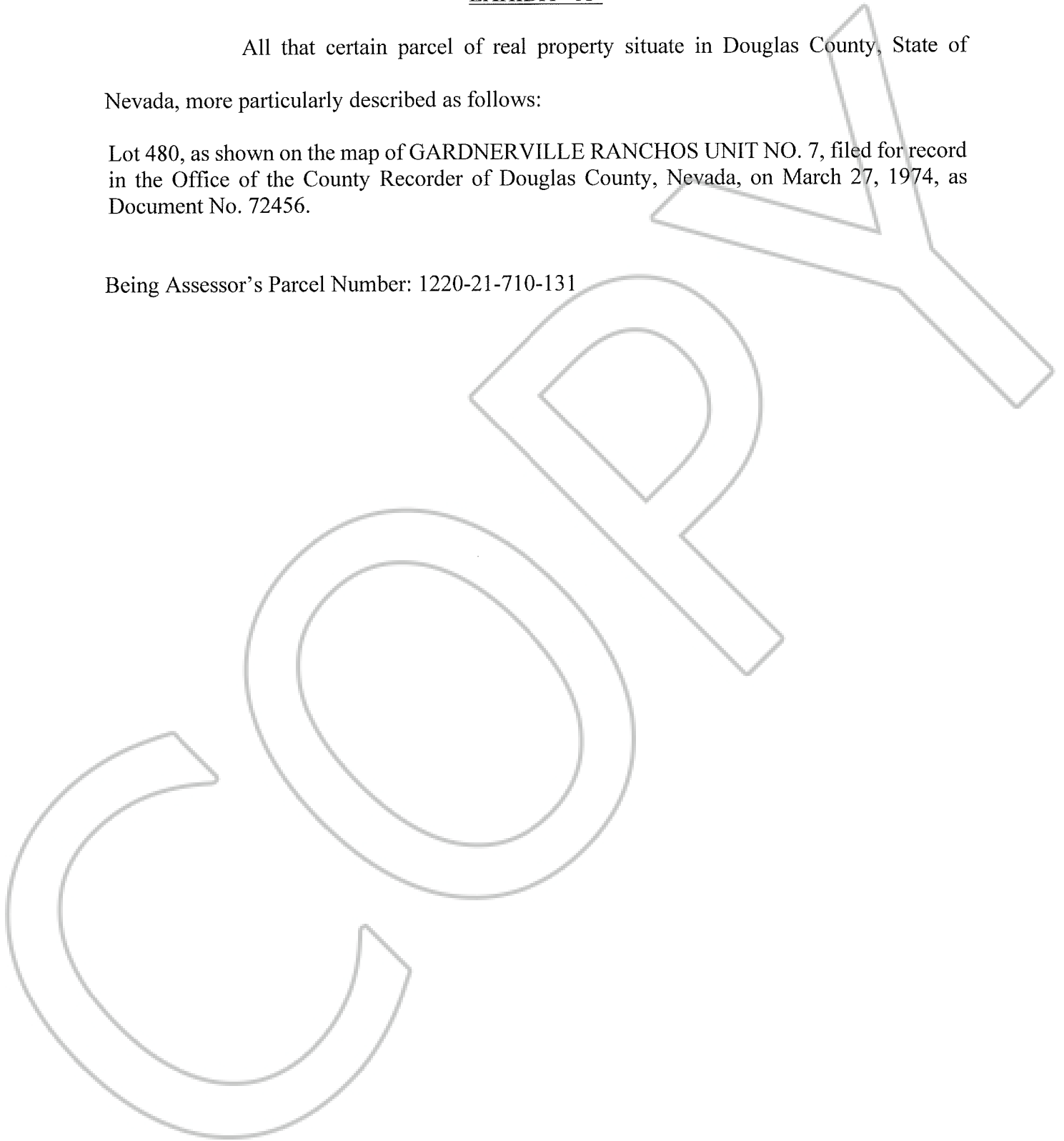


EXHIBIT "A"

All that certain parcel of real property situate in Douglas County, State of Nevada, more particularly described as follows:

Lot 480, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 27, 1974, as Document No. 72456.

Being Assessor's Parcel Number: 1220-21-710-131



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1220-21-710-131
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Trust ok - js

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. 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 certificate of trust is presented at the time of transfer

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 [Signature] Capacity: Grantor
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Victor J. Belosic
 Address: PO BOX 7030
 City: GARDNERVILLE
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Victor J. Belosic, Trustee
 Address: PO BOX 7030
 City: GARDNERVILLE
 State: NV Zip: 89460

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

Print Name: JOHNSON LAW PRACTICE Escrow # _____
 Address: 611 Sierra Rose Dr, Ste A
 City: Reno State: NV Zip: 89511