

DOUGLAS COUNTY, NV

2022-988583

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

08/18/2022 11:00 AM

UDEED, LLC

KAREN ELLISON, RECORDER

E07

APN: 1420-07-815-009

R.P.T.T.: \$0.00

Exempt: (7)

Recording Requested By:

uDeed, LLC

1349 Galleria Drive, Suite 100

Henderson, NV 89014-8624

After Recording Mail To:

uDeed, LLC - 102881

1349 Galleria Drive, Suite 100

Henderson, NV 89014-8624

Send Subsequent Tax Bills To:

Karen S. Elcenko, Trustee

1008 Chamomile Lane

Brentwood, CA 94513

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Karen S. Elcenko, an unmarried woman**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Karen S. Elcenko, Trustee of the Karen Elcenko Family Trust**, whose address is 1008 Chamomile Lane, Brentwood, California 94513,

ALL that real property situated in the City of **Carson City**, County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: **975 Hillside Drive**
Carson City, Nevada 89705

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 22nd day of July, 2022.

Karen S. Elcenko
Karen S. Elcenko

STATE OF _____)
COUNTY OF _____) ss

This instrument was acknowledged before me, this _____ day of _____, 20____, by **Karen S. Elcenko.**

NOTARY STAMP/SEAL

Please See Attached
Notary Public

Title and Rank
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

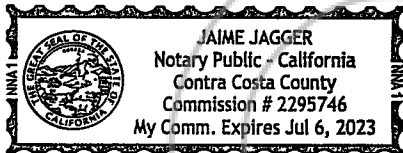
State of California)
County of Contra Costa)
On 7/22/22 before me, Jaime Jagger, Notary Public
Date Here Insert Name and Title of the Officer

Personally appeared Karen S. Eicenko
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document Document Date

Number of Pages Signer(s) Other Than Named Above

Capacity(ies) Claimed by Signer(s)

Signer's Name
[] Corporate Officer—Title(s)
[] Partner [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other

Signer's Name
[] Corporate Officer—Title(s)
[] Partner [] Limited [] General
[] Individual [] Attorney in Fact
[] Trustee [] Guardian or Conservator
[] Other

Signer Is Representing

Signer Is Representing

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THE FOLLOWING REAL PROPERTY SITUATED IN THE CITY OF CARSON CITY,
COUNTY OF DOUGLAS, STATE OF NEVADA BOUNDED AND DESCRIBED AS FOLLOWS:

LOT 13 IN BLOCK O, AS SET FORTH ON FINAL MAP NO. 1001-8 OF SUNRIDGE HEIGHTS,
PHASE 7B & 9, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE
OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON
SEPTEMBER 5, 1995, BOOK 995, PAGE 410, AS DOCUMENT NO. 369825, AND BY
CERTIFICATE OF AMENDMENT RECORDED AUGUST 14, 1996, IN BOOK 896, PAGE 2588,
AS DOCUMENT NO. 394289.

Per NRS 111.312 – The Legal Description appeared previously in **Grant, Bargain, and Sale
Deed**, recorded on **December 10, 2020**, as Document No. **2020-957959** in Douglas County
Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-815-009
 b) _____
 c) _____
 d) _____

Verified Trust - js

2. Type of Property:
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Townhouse d) 2-4 Plex
 e) Apt. Bldg f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 _____ Other: _____

3. a. Total Value /Sales Price of Property: \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (N/A)
 c. Transfer Tax Value: \$ 0.00
 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: Transfer without consideration to a trust.

5. Partial Interest: Percentage being transferred: N/A %

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: *Karen S. Elcenko* Capacity: agent Grantor IA

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Karen S. Elcenko**
 Address: **1008 Chamomile Lane**
 City: **Brentwood**
 State: **California** Zip: **94513**

Print Name: **Karen Elcenko Family Trust**
 Address: **1008 Chamomile Lane**
 City: **Brentwood**
 State: **California** Zip: **94513**

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

Print Name: **uDeed, LLC - 102881**
 Address: **1349 Galleria Drive, Suite 100**
 City, State, Zip: **Henderson, NV 89014-8624**

Escrow #: _____

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