DOUGLAS COUNTY, NV

KAREN ELLISON, RECORDER

RPTT:\$0.00 Rec:\$40.00

2022-988584 08/18/2022 11:00 AM

\$40.00 Pgs=4

UDEED, LLC

APN: <u>1420-07-614-007</u>

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 - 102883 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: 3532 Smoketree Avenue
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.

E07

WITNESS my/our hands, this 22^{100} day of 300 , 202 .
Karen S. Elcenko
STATE OF
This instrument was acknowledged before me, this day of, 20, by Karen S. Elcenko.
Puose See Attecheol 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 _{before me,} Jaime Jagger, Notary Public Here Insert Name and Title of the Officer Elcenico Personally appeared 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. JAIME JAGGER Notary Public - California Contra Costa County Commission # 2295746 Signature My Comm. Expires Jul 6, 2023 dre 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 Signer's Name Corporate Officer—Title(s) Corporate Officer—Title(s) General Limited General Partner Partner Limited 🔲 Individual 🔲 Attorney in Fact ... Individual Attorney in Fact Guardian or Conservator Trustee Guardian or Conservator Trustee Other 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 4 IN BLOCK A OF THE FINAL MAP OF SUNRIDGE HEIGHTS PHASE 2, A PLANNED UNIT DEVELOPMENT FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 30, 1993, AS DOCUMENT NO. 311338.

Per NRS 111.312 – The Legal Description appeared previously in <u>Grant, Bargain, and Sale Deed</u>, recorded on <u>December 05, 2019</u>, as Document No. <u>2019-939108</u> in Douglas County Records, Douglas County, Nevada.



STATE OF NEVADA DECLARATION OF VALUE FORM

1.	Assessor Parcel Number(s) a) 1420-07-614-007 b)	
	d)	8/18/22 Trust Ok~A.B.
2.	Type of Property: a) Vacant Land	ex
3.	a. Total Value /Sales Price of Property:b. Deed in Lieu of Foreclosure Only (value c. Transfer Tax Value:d. Real Property Transfer Tax Due:	of property) \$ 0.00 \$ 0.00 \$ 0.00
4.	If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.0 b. Explain Reason for Exemption: Trans	90, Section <u>7</u> sfer without consideration to a trust.
5.	Partial Interest: Percentage being transferre	ed: <u>N/A</u> %
be he de pe	75.060 and NRS 375.110, that the information elief, and can be supported by documentation erein. Furthermore, the parties agree the etermination of additional tax due, may resuler month. Pursuant to NRS 375.030, the Buydditional amount owed.	owledges, under penalty of perjury, pursuant to NRS in provided is correct to the best of their information and if called upon to substantiate the information provided at disallowance of any claimed exemption, or other tin a penalty of 10% of the tax due plus interest at 1% are and Seller shall be jointly and severally liable for any
Si	ignature: Gunifes E. all	Capacity: <u>Granter</u> +
	ignature:	Capacity:
<u>SI</u>	ELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Ad Ci	rint Name: Karen S. Elcenko ddress: 1008 Chamomile Lane ity: Brentwood	Print Name: Karen Elcenko Family Trust Address: 1008 Chamomile Lane City: Brentwood
SI	tate: California Zip: 94513	State: California Zip: 94513
C	OMPANY/PERSON REQUESTING RECOR	DING (required if not seller or buver)
A	rint Name: <u>uDeed, LLC - 102883</u> ddress: <u>1349 Galleria Drive, Suite 10</u> ity, State, Zip: <u>Henderson, NV 89014-8624</u>	Escrow #:

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