



KAREN ELLISON, RECORDER E07

**RECORDING COVER PAGE**

(Must be typed or printed clearly in BLACK ink only and avoid printing in the 1" margins of document)

APN# 1418-15-511-016  
(11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>)

**TITLE OF DOCUMENT**  
(DO NOT Abbreviate)

Grant Deed

Document Title on cover page must appear EXACTLY as the first page of the document to be recorded.

RECORDING REQUESTED BY:

Guru Amrit S. Khalsa + Ong Kar K. Khalsa

RETURN TO: Name Guru Amrit S. Khalsa + Ong Kar K. Khalsa, Trustees  
Address 1887 Whitney Mesa Drive, # 2337  
City/State/Zip Henderson, NV 89014

MAIL TAX STATEMENT TO: (Applicable to documents transferring real property)

Name Guru Amrit S. Khalsa + Ong Kar K. Khalsa  
Address 1887 Whitney Mesa Drive, # 2337  
City/State/Zip Henderson, NV 89014

This page provides additional information required by NRS 111.312 Sections 1-2.  
To print this document properly, do not use page scaling.  
P:\Common\Forms & Notices\Cover Page Template Oct2017

Pay: Douglas County Recorder \$40.00

Recording Requested By  
**GURU AMRIT S. KHALSA and  
ONG KAR K. KHALSA, Trustees**

AND WHEN RECORDED MAIL THIS DEED AND,  
UNLESS OTHERWISE NOTED BELOW, MAIL TAX  
STATEMENT TO:

**GURU AMRIT S. KHALSA and  
ONG KAR K. KHALSA**  
1887 Whitney Mesa Drive, #2337  
Henderson, Nevada, 89014

**THIS IS A TRANSFER INTO OR OUT OF A  
REVOCABLE TRUST**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# GRANT DEED

**APN: #1418-15-511-016**

The undersigned Grantors declare: This transfer is exempt from the documentary transfer tax. Transfer tax is \$-0-. *This is a transfer of title to or from a trust, without consideration, if a certificate of trust is presented at the time of the transfer, NRS 375.090 (7).* The property is located in the County of Douglas, State of Nevada.

Grantors: **GURU AMRIT S. KHALSA and ONG KAR K. KHALSA, TRUSTEES OF THE KHALSA LIVING TRUST DATED MARCH 24, 2000, AND ANY AMENDMENTS THERETO**, as to an undivided 15.14% interest, as Tenants in Common,

Hereby Grant to:

Grantees: **GURU AMRIT S. KHALSA and ONG KAR K. KHALSA, husband and wife, as Community Property**, the following real property in the County of Douglas, State of Nevada (commonly known as: **11 Kelly Circle, Glenbrook, Nevada, 89413**):

(See Legal Description in Exhibit A)

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 NEVADA

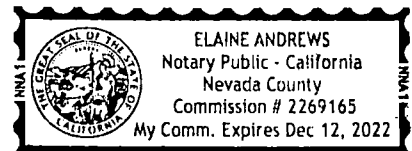
On November 9, 2022, before me, **ELAINE ANDREWS**, Notary Public, personally appeared: **GURU AMRIT S. KHALSA and ONG KAR K. KHALSA**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons 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.

**GURU AMRIT S. KHALSA**, Trustee of the Khalsa Living Trust Dated March 24, 2000, and any amendments thereto

**ONG KAR K. KHALSA**, Trustee of the Khalsa Living Trust Dated March 24, 2000, and any amendments thereto



Signature of Notary

(this area for official notary seal)

Mail Tax Statements To Party Shown As Directed Above.

## EXHIBIT A

All that real property situated in the County of Douglas, State of Nevada, and is described as follows:

Parcel No. 1:

Lot 11, as shown on the Fourteenth Amended Map of Uppaway Subdivision, filed in the office of the County Recorder of Douglas County, Nevada on February 5, 1992, in Book 292, Page 583, as Document No. 270476 being amended Plat of the Map of Uppaway, file in the office of the County Recorder of Douglas County, Nevada on May 21, 1976, in Book 576, Page 917, as Document No. 00394.

Parcel No. 2:

The Benefits and Burdens of those certain exclusive perpetual use easements set forth in a document recorded May 13, 1993, in Book 593, Page 2380, as Documents No. 306970, Official Records of Douglas County, Nevada.

**APN: #1418-15-511-016**

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

a) 141B-15-511-016  
 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: 11/22/22 Juvak AB

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$ <u>0</u>
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ _____

**4. If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 7  
 b. Explain Reason for Exemption: A transfer of title to be from 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 [Signature] Capacity Trustee  
 Signature [Signature] Capacity Trustee

**SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION**

(REQUIRED)	(REQUIRED)
Print Name: <u>Guru Amrit S. Khalsa</u> <u>ONG KAR K. Khalsa, #2337</u>	Print Name: <u>Guru Amrit S. Khalsa &amp;</u> <u>ONG KAR K. Khalsa</u>
Address: <u>1887 Whitney Mesa Drive</u>	Address: <u>1887 Whitney Mesa Drive, # 2337</u>
City: <u>Henderson</u>	City: <u>Henderson</u>
State: <u>NV</u> Zip: <u>89014</u>	State: <u>NV</u> Zip: <u>89014</u>

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_