

APN: 1220-17-501-023

RECORDING REQUESTED BY:

Lynda D. Kahabka  
965 Heavenly View Ct.  
Gardnerville, NV 89460

AFTER RECORDATION, RETURN BY MAIL TO:

Lynda D. Kahabka & Kristofer S. Kahabka  
965 Heavenly View Ct.  
Gardnerville, NV 89460



SHAWNYNE GARREN, RECORDER E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this 14<sup>th</sup> day of November, 2023, Lynda D. Kahabka, Trustee of The Kahabka Family Trust dated July 20, 1984, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Lynda D. Kahabka, a widow, and Kristofer S. Kahabka, a married man as his sole and separate property, as joint tenants with right of survivorship, and to the heirs and assigns of such Grantees forever, her interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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 now of record, if any.

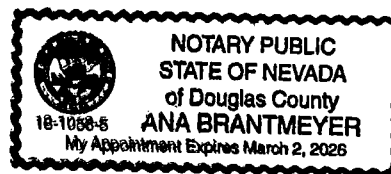
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Lynda D. Kahabka  
Lynda D. Kahabka, Trustee

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 14<sup>th</sup> day of November, 2023, by Lynda D. Kahabka.

[Signature]  
Notary Public



## EXHIBIT "A"

### LEGAL DESCRIPTION

ESCROW NO.: 030203715

That portion of the Northwest One-Quarter of the Northwest One-Quarter of Section 17, Township 12 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, more particularly described as follows:

Beginning at the Southeasterly corner of Parcel 3 of that certain Parcel Map #1019 for the Clark Family Trust, recorded in Book 796 at Page 4151 as Document No. 392836 of the Official Records of said Douglas County; thence N. 85°47'00" W., 407.78 feet to a point on a curve concave to the West and having a radius of 1000.00 feet, a radial line through said point bears S. 81°48'13" E.; thence Northerly along said curve through a central angle of 7°39'27" an arc distance of 133.65 feet; thence N. 0°32'20" E., 72.93 feet to the beginning of a curve concave to the Southeast and having a radius of 15.00 feet; thence Northerly and Easterly along said curve through a central angle of 81°09'00" an arc distance of 21.24 feet to a point on said curve, a radial line through said point bears N. 8°18'40" W.; thence leaving said curve N. 8°18'40" W., 63.00 feet; thence S. 69°40'13" E., 420.10 feet to a point on the Easterly line of said Parcel Map #1019; thence Southerly along the Easterly line of said Parcel Map #1019, S. 0°37'40" W., 167.17 feet to the POINT OF BEGINNING.

The above described parcel is shown as Parcel 4A on that Certain Record of Survey in support of a Boundary Line Adjustment for the Clark Family Trust and Jeffrey P. Pisciotta, recorded in Book 0301 at Page 1462 as Document No. 509940 of the Official Records of said Douglas County.

Assessors Parcel No. 1220-17-501-023

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JUNE 23, 2003, BOOK 0603, PAGE 11911, AS FILE NO. 570978, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1220-17-501-023  
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'l/Ind'l  
g)  Agricultural    h)  Mobile Home  
i)  Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>11/14/23</u>	
NOTES: <u>Grant OR 48</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
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: Transfer from Trust without consideration

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 Lynda D Kahabka Capacity Grantee  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Print Name: Lynda D. Kahabka, Trustee  
Address: 965 Heavenly View Ct  
City: Gardnerville  
State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: Lynda D. Kahabka & Kristofer S. Kahabka  
Address: 965 Heavenly View Ct  
City: Gardnerville  
State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING**  
(required if not the seller or buyer)  
Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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