

**Assessor's Parcel Number:**

1220-03-212-011

**Prepared By:**

Konstantina Anna Karelis



00166358202309951000050052

SHAWNYNE GARREN, RECORDER

E07

**After Recording Return To:**

Konstantina Anna Karelis

1405 Pin Oak Drive

Gardnerville, Nevada 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

On March 28, 2023 THE GRANTOR(S),

- Konstantina Anna Karelis, a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- The Konstantina Anna Karelis Living Trust, Konstantina Anna Karelis, Trustee, residing at 1405 Pin Oak Drive, Gardnerville, Douglas County County, Nevada 89410

the following described real estate, situated in Gardnerville, in the County of Douglas County, State of Nevada

Legal Description: See attached *Exhibit A*

Description was obtained from the Douglas County County Recorder's Office.

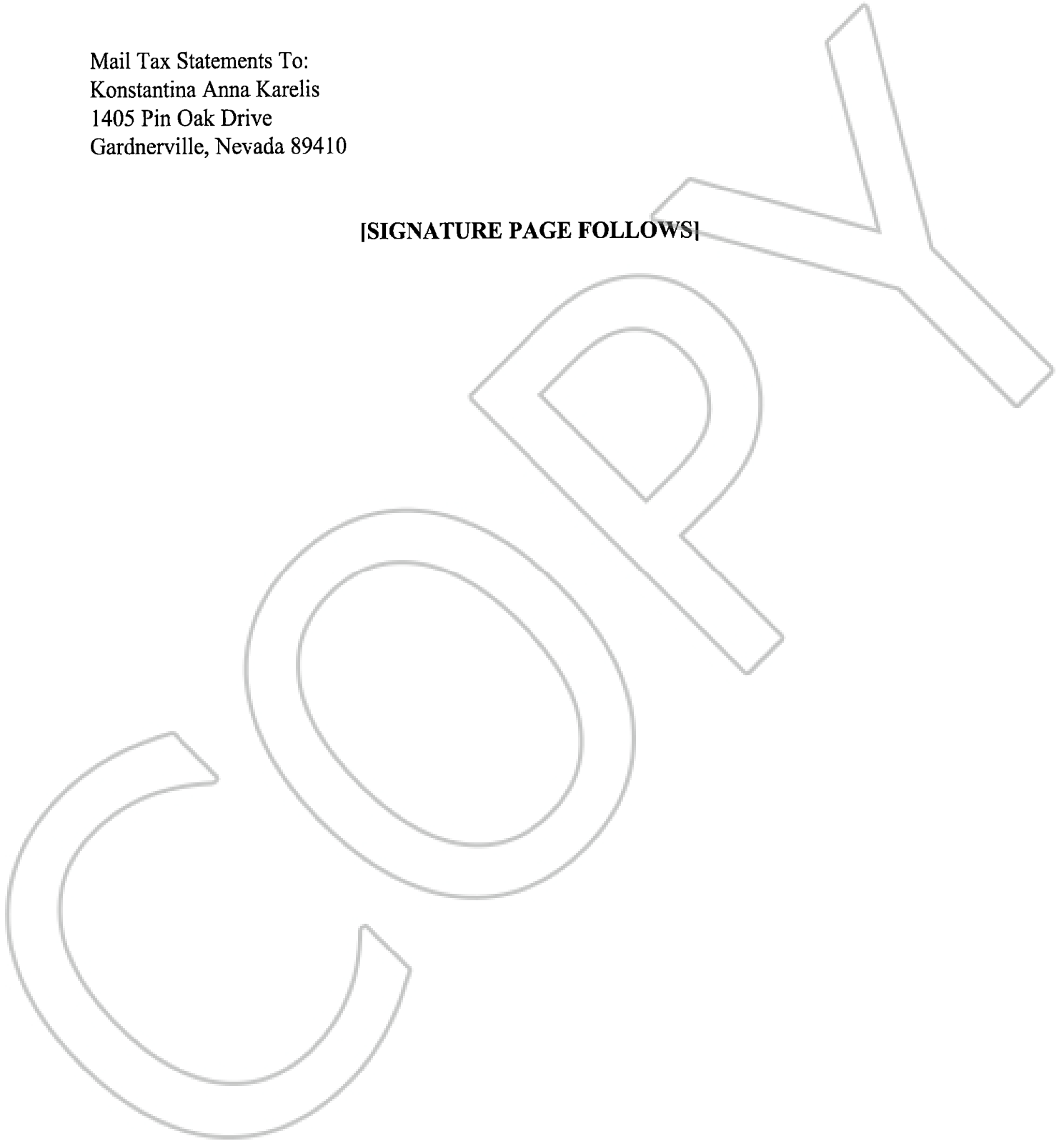
Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any

part thereof.

Transfer to a Trust.

Mail Tax Statements To:  
Konstantina Anna Karelis  
1405 Pin Oak Drive  
Gardnerville, Nevada 89410

**[SIGNATURE PAGE FOLLOWS]**



**Grantor Signatures:**

DATED: 3-30-2023

Konstantina Anna Karelis

Konstantina Anna Karelis  
1405 Pin Oak Drive  
Gardnerville, Nevada, 89410

STATE OF NEVADA, COUNTY OF DOUGLAS COUNTY, ss:

This instrument was acknowledged before me on this 30 day of March,  
2023 by Konstantina Anna Karelis.

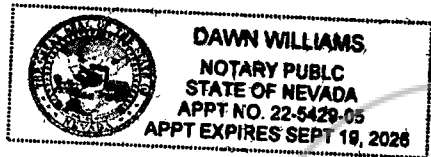
[Signature]

\_\_\_\_\_  
Notary Public

Notary Public

\_\_\_\_\_  
Title (and Rank)

My commission expires 9/19/26



1405 P.O. Oak Dr.  
Gardnerville, NV  
89410

Exhibit A

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Michelle Ramos and Andrew Ramos, wife and husband as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Konstantina Anna Karelis, an unmarried woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

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

Lot 11, in Block G, as set forth on Final Subdivision Map LDA 01-047, Planned Unit Development for ARBOR GARDENS PHASE 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada on November 19, 2004 in Book 1104, Page 9523, as Document No. 629883, and by Certificate of Amendment recorded August 30, 2005 in Book 805, Page 14668, as Document No. 653714.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 07/09/2020

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1220-03-212-011  
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: _____	
NOTES: <u>Verified Trust - J</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 to 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 Konstantina Anna Karelis Capacity Grantor

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: Konstantina Anna Karelis  
Address: 1405 Pin Oak Drive  
City: Gardnerville  
State: Nevada Zip: 89410

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: The Konstantina Anna Karelis Living Trust  
Address: 1405 Pin Oak Drive  
City: Gardnerville  
State: Nevada Zip: 89410

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

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