

Assessor's Parcel Number:
1320-32-712-007

Prepared By:
Konstantina Anna Karelis



00166756202309954330070079

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 April 06, 2023 THE GRANTOR(S),

- Konstantina Anna Karelis, a single person
- Joanna A. 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

Grantor Signatures:

DATED: 4/10/2023

Joanna A. Karelis

Joanna A. Karelis
3960 E. Morse Road
Lodi, California, 95240

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.

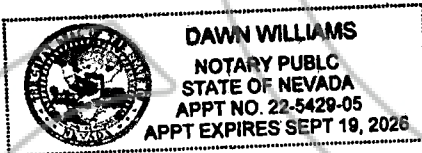
[Signature]

Notary Public

Notary Public

Title (and Rank)

My commission expires 9/19/24



A notary public or other officer completing this certificate verifies only the identity of the individual(s) 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 SAN JOAQUIN COUNTY

On 4/10/2023 before me, K RUIZ, NOTARY PUBLIC, personally appeared Joanna A. Karelis, 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.

K Ruiz
Signature of Notary Public

(Notary Seal)

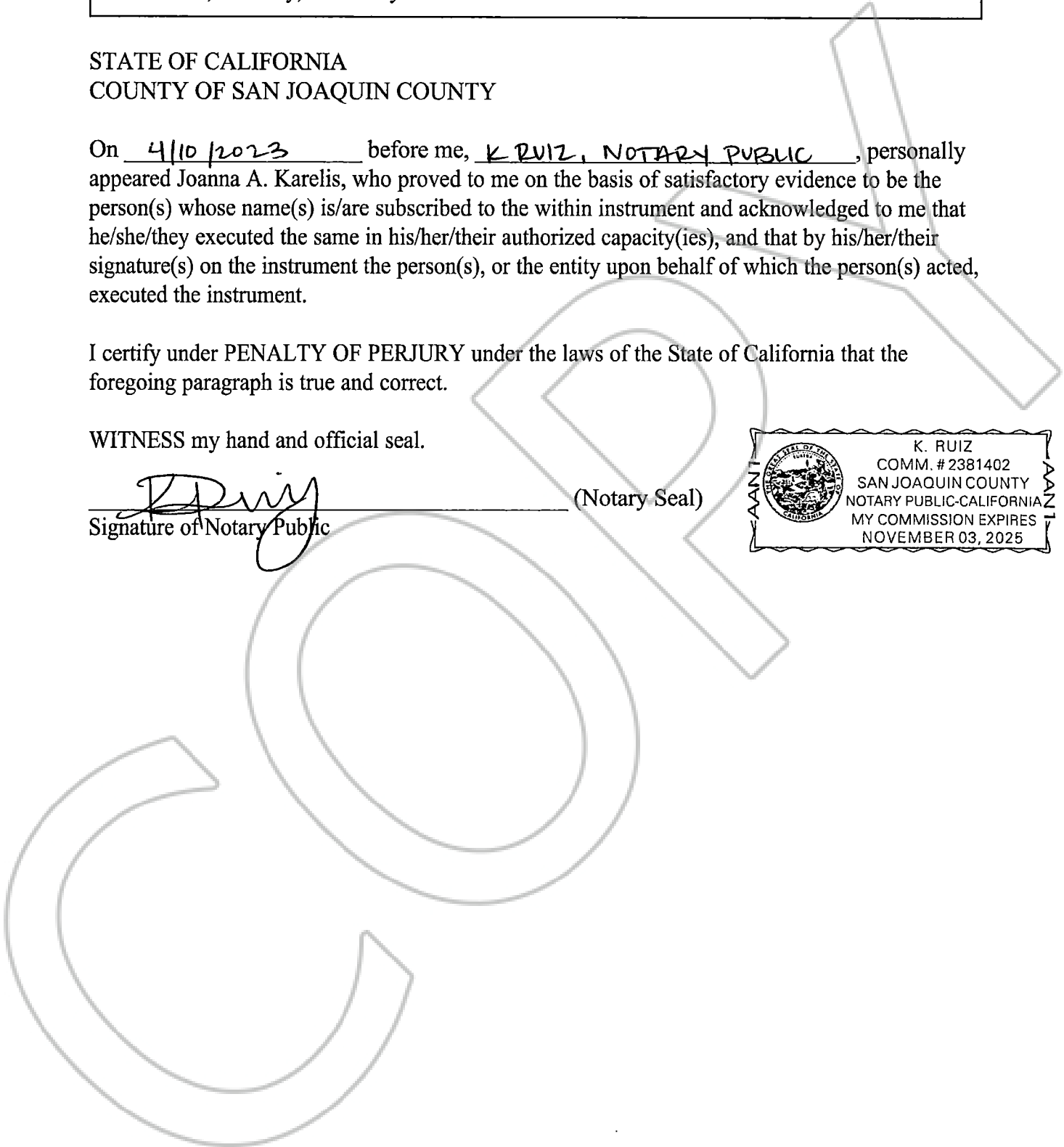
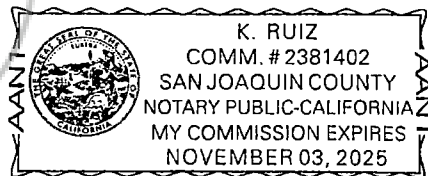


EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

COPY

1176 Mill Creek A.
Gardnerville NV 89410

DOUGLAS COUNTY, NV **2017-907146**
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=2 11/20/2017 02:36 PM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER E05

A.P.N.: 1320-32-712-007
File No: 143-2527979 (mk)
R.P.T.T.: \$#5

When Recorded Mail To: Mail Tax Statements To:
Joanna Karelis
PO Box 4821
Stateline , NV 89449

GRANT, BARGAIN and SALE DEED

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

Athanasios Karelis, husband of grantee

do(es) hereby *GRANT, BARGAIN and SELL* to

Joanna A. Karelis, a married woman as her sole and separate property

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

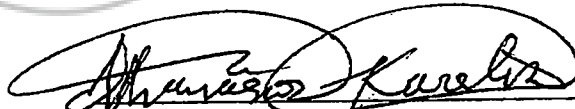
LOT 7, AS SET FORTH ON THE FINAL MAP FOR MILL CREEK ESTATES, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 4, 1991, IN BOOK 691, PAGE 337, AS DOCUMENT NO. 252075.

Subject to

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Athanasios Karelis MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Joanna A. Karelis.

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

Date: 11/09/2017


Athanasios Karelis

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-32-712-007
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: <u>4/16/23</u>	
NOTES: <u>Declaration of Trust of A.A.</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)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

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: _____

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