



00171508202309994550030032

SHAWNYNE GARREN, RECORDER

E07

APN: 1220-08-811-009

R.P.T.T.: \$0.00

Exempt: (7)

**Recording Requested By:**

The Law Offices of John Kurhanewicz III, APC.  
9452 Telephone Rd., Suite 250  
Ventura, California 93004

**After Recording Mail To:**

The Law Offices of John Kurhanewicz III, APC.  
9452 Telephone Rd., Suite 250  
Ventura, California 93004

**Send Subsequent Tax Bills To:**

Reynold Hicklin and Nancy Hicklin  
1178 Chisholm Trail  
Gardnerville, NV 89460

**GRANT, BARGAIN AND SALE DEED**

THIS INDENTURE WITNESSETH: That

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

Reynold Hicklin and Nancy Hicklin, Husband and Wife as Community Property with the Right of Survivorship

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

Reynold Hicklin and Nancy Marshall Hicklin, as Co-Trustees of the Hicklin Family Trust, dated April 3, 2013

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

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

Lot 15 as shown on that Final Subdivision Map LDA # 97-008-8 for SILVERANCH PHASE 8, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 7, 2004, in Book 504, at page 2789 as File No. 612542, Official Records.

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

Dated: 6/29/2023

Reynold Hicklin

Dated: 6/29/2023

Nancy Hicklin

# California Acknowledgement

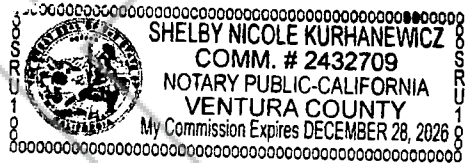
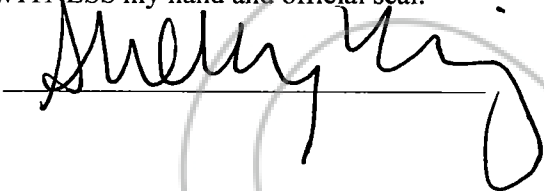
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Ventura )

On June 29, 2023, before me, SHELBY NICOLE KURHANEWICZ, Notary Public, personally appeared NANCY MARSHALL HICKLIN and REYNOLD HICKLIN, 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.



[seal]

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-08-811-009  
 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  
 Other

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Verified Trust - GH

3.a. Total Value/Sales Price of Property \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( 0.00 ))  
 c. Transfer Tax Value: \$ 0.00  
 d. Real Property Transfer Tax Due \$ 0.00

**4. If Exemption Claimed:**

a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfer to a trust for no consideration

5. Partial Interest: Percentage being transferred: N/A %  
 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 [Signature] Capacity: Grantor

Signature [Signature] Capacity: Grantor

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

Print Name: Reynold Hicklin & Nancy Hicklin  
 Address: 1178 Chisholm Trail  
 City: Gardnerville  
 State: Nevada Zip: 89460

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

Print Name: Reynold Hicklin and Nancy Marshall Hicklin, as Co-Trustees of the Hicklin Family Trust, dated April 3, 2013  
 Address: 1178 Chisholm Trail  
 City: Gardnerville  
 State: Nevada Zip: 89460

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

Print Name: The Law Offices of JKIII, apc  
 Address: 9452 Telephone Road, Suite 250  
 City: Ventura

Escrow # \_\_\_\_\_  
 State: CA Zip: 93004