

**APN:** 1319-18-312-006

**Escrow No.:** TTR2400090-DKC

**WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:**

Oleksandr Bazhaniuk  
1400 Pinehurst Sq  
San Jose, CA 95117

DOUGLAS COUNTY, NV	<b>2024-1006178</b>
RPTT:\$0.00 Rec:\$40.00	03/29/2024 01:17 PM
\$40.00 Pgs=4	
TICOR TITLE - CC (NVTH3K)	
SHAWNYNE GARREN, RECORDER	E05

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

R.P.T.T Exemption #5

THIS INDENTURE WITNESSETH: That

**Nataliia Krasnova, Spouse of the Grantee Herein**

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

**Oleksandr Bazhaniuk, a married man as his Sole and Separate Property**

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**GRANTOR HEREIN EXECUTES THIS INSTRUMENT FOR THE SOLE PURPOSE OF RELINQUISHING ANY AND ALL CLAIM OR CLAIMS OF COMMUNITY PROPERTY INTEREST HE/SHE HAS OR MAY HAVE IN AND TO THE WITHIN DESCRIBED REAL PROPERTY.**

Subject to:

1. Taxes for the fiscal year;
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR  
GRANT BARGAIN SALE DEED**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s)  
set forth below.

Dated: 03/28/2024

  
\_\_\_\_\_  
Nataliia Krasnova

State of \_\_\_\_\_

County of \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_ by \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
My Commission Expires:

[SEAL]

**SEE ATTACHED**

## ACKNOWLEDGMENT

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 SANTA CLARA

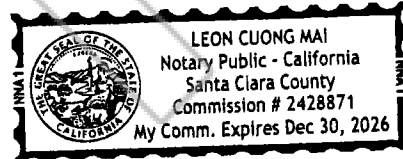
On 3/28/2024 before me, LEON CUONG MAI, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Nataliia Krasnova,  
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.

Signature  (Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1319-18-312-006**

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

LOT 61, as shown on the Map of KINGSBURY VILLAGE, UNIT NO. 5, filed for record in the office of the county recorder of Douglas County, State of Nevada, on September 7, 1966, as Document no. 33786.



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor's Parcel Number(s)  
a. 1319-18-312-006  
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: \_\_\_\_\_

3. a. Total Value/Sales Price of Property      \$ 0.00  
b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
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 5  
b. Explain Reason for Exemption: Transfer of Title Between Spouses Without Consideration

5. Partial Interest: Percentage being transferred: 100.00%

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 *ky* Capacity: Grantor  
Signature *[Signature]* Capacity: Grantee

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

Print Name: Nataliia Krasnova  
Address: 1400 Pinehurst Sq  
City: San Jose  
State: CA                              Zip: 95117

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

Print Name: Oleksandr Bazhaniuk  
Address: 1400 Pinehurst Sq  
City: San Jose  
State: CA                              Zip: 95117

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

Print Name: Ticor Title of Nevada, Inc.  
Address: 307 West Winnie Lane, Suite 1  
City: Carson City

Escrow # TTR2400090  
State: NV                              Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED