

APN: 1320-30-710-016

R.P.T.T.: \$0.0
Exempt: (NRS 375.090, Section 7) -

RECORDING REQUESTED BY:

Louie Calderon
1678 N. Highway 395, #15
Minden, NV 89423

AFTER RECORDING MAIL TO:

Louie Calderon
1678 N. Highway 395, #15
Minden, NV 89423

MAIL TAX STATEMENT TO:

Louie Calderon
1678 N. Highway 395, #15
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E07

I/We the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for the recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED
TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

LOUIE CALDERON, an unmarried man,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,
does hereby GRANT, BARGAIN, SELL, AND CONVEY, to:

LOUIE CALDERON, as Trustee of
THE LOUIE CALDERON LIVING TRUST,

UAD May 8, 2024 and any amendments thereto.

ALL of their interest in the real property situated in the County of Douglas,
State of Nevada, more particularly described in EXHIBIT "A", attached hereto and incorporated
herein, together with all and singular tenements, hereditaments, and appurtenances thereunto
belongings or in anywise appertaining, and any reversions, remainders, rents, issues profits thereof.

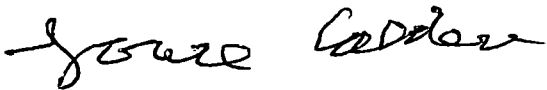
- SUBJECT TO: 1. Taxes for the current fiscal year, paid current.
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record if any

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The parties have approved the preparation of this deed and assume all liability whatsoever to the accuracy of the legal description and/or the status of the title to the property.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

WITNESS my hand(s), this 8th day of May, 2024

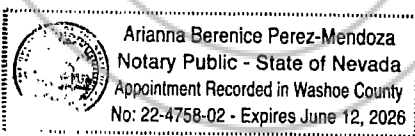


LOUIE CALDERON

STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on this 8th day of May, 2024,
by: LOUIE CALDERON

(Notary Stamp)



NOTARY PUBLIC

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

Unit 15, as shown on the Planned Unit Development Map (PD 03-005) for MINDEN TOWNHOMES, filed in the office of the Douglas County Recorder on February 2, 2004 as File No. 603488.

PARCEL 2:

An undivided 1/31st interest in the common elements shown on the above mentioned Planned Unit Development Map and as set forth in the Declaration of Covenants, Conditions, and Restrictions for MINDEN TOWNHOME, recorded November 5, 2003 in Book 1103, Page 2081, Document No. 595951 and in the Amended and Restated Declaration Recorded February 6, 2004, in Book 204, Page 2633, Document No. 604005.

PARCEL 3:

An exclusive easement for the use and enjoyment of the Limited Common Elements appurtenant to Parcel One, described above, as shown on the above mentioned Planned Unit Development Map and as set forth in the above mentioned Declaration and Amended and Restated Declaration.

Per NRS 111.312 – Legal description appeared previously in Deed, recorded on December 8, 2006, as Book 1206, Page 3020, Document No. 0690370 in Douglas County Records, Douglas County, Nevada.

APN: 1320-30-710-016

Commonly known as 1678 N. Highway 395, #15, Minden, NV 89423

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

a) 1320-30-710-016
 b) _____
 c) _____
 d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input checked="" type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY

Notes: 5/9/24
Trust OK

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: 100 %

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 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 *Louie Calderon* Capacity Grantor/Grantee
 Signature *Louie Calderon* Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION

(REQUIRED)	(REQUIRED)
Print Name: <u>LOUIE CALDERON</u>	Print Name: <u>The Louie Calderon living Trust uad 05/08/2024</u>
Address: <u>1678 N. Highway 395, #15</u>	Address: <u>1678 N. Highway 395, #15</u>
City: <u>Minden</u>	City: <u>Minden</u>
State: <u>NV</u> Zip: <u>89423</u>	State: <u>NV</u> Zip: <u>89423</u>

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Louie Calderon Escrow # _____
 Address: 1678 N. Highway 395, #15
 City: Minden State: NV Zip: 89423