

THE UNDERSIGNED HEREBY AFFIRMS THAT
THIS DOCUMENT DOES NOT CONTAIN A
SOCIAL SECURITY NUMBER PER NRS 239B.030.



Recording Requested by:
Grantor, DARLENE KARJOLA

SHAWNYNE GARREN, RECORDER E07

When Recorded Mail Document to A+ Documents:
411 W. Third Street, Suite 1
Carson City, NV 89703

Mail tax statements to:
NANI FAMILY TRUST
1678 Hwy 395 #4
Minden, NV 89423

APN: 1320-30-710-002

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUIT CLAIM DEED

DARLENE KARJOLA, an unmarried woman, without consideration, does hereby remise, release and forever quitclaim all right, title and interest to the NANI FAMILY TRUST, dated July 8, 2024, DARLENE KARJOLA, as Trustee, the following described real property situated in Douglas County, State of Nevada, bounded and described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.

Commonly known as: 1678 Hwy 395 #4, Minden, NV 89423.

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

WITNESS my hand this 8th day of July 2024.

Darlene Karjola
DARLENE KARJOLA

STATE OF NEVADA)
CARSON CITY)

On this 8th day of July 2024 before me, Melinda McConnell-Kelly, a Notary Public, personally appeared DARLENE KARJOLA personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Melinda McConnell-Kelly
Notary Public

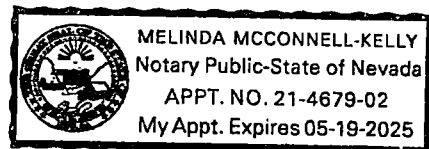


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Unit 4, 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.

APN: 1320-30-710-002

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1320-30-710-002
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust</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: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a Certificate of trust is presented at the time of transfer

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 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 Darlene Karjola Capacity grantor-trustee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Darlene Karjola</u>	Print Name: <u>Darlene Karjola-Trustee</u>
Address: <u>1678 Hwy 395, #4</u>	Address: <u>1678 Hwy 395, #4</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: A+ Documents Escrow # _____
 Address: 411 W. Third Street, Suite 1
 City: Carson City State: NV Zip: 89703