

DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

UDEED, LLC

SHAWNYNE GARREN, RECORDER

2024-1011334

08/21/2024 09:53 AM

E07

APN: 1121-05-516-022

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

Exempt: (7)

Recording Requested By:

uDeed, LLC

1349 Galleria Drive, Suite 100

Henderson, NV 89014-8624

After Recording Mail To:

uDeed, LLC - 113627

1349 Galleria Drive, Suite 100

Henderson, NV 89014-8624

Send Subsequent Tax Bills To:

Max H. Hoseit and Paul Hoseit, Trustees

700 University Avenue, Unit 150

Sacramento, CA 95825

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Max Hoseit, a widower not since remarried, who acquired title as a single man**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to **Max H. Hoseit and Paul Hoseit, as Trustees of the Hoseit Survivor's Trust established January 25, 2015**, whose address is 700 University Avenue, Unit 150, Sacramento, California 95825,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

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

MORE commonly known as: **272 Walker Street, Gardnerville, NV 89410**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

WITNESS my/our hands, this 30 day of May, 2024.

Max Hoseit
Max Hoseit

STATE OF California)
COUNTY OF Sacramento) SS

This instrument was acknowledged before me, this 30 day of May, 2024, by **Max Hoseit**.

NOTARY STAMP/SEAL

Charlotte S. Guerrero
Notary Public
Notary Public
Title and Rank
My Commission Expires: 2/10/2025

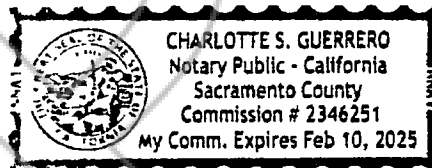


EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 182, AS SET FORTH ON THE RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT, UNIT NO 6, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON SEPTEMBER 26, 2005, IN BOOK 0905, PAGE 9644, FILE NO. 655937, SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PINE VIEW FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON OCTOBER 13, 1997, IN BOOK 1097, PAGE 2388, FILE NO 0423883, EXCLUDING ANY AND ALL WATER RIGHTS, INCLUDING, BUT NOT LIMITED TO APPLICATIONS AND PERMITS TO APPROPRIATE ANY OF THE PUBLIC WATERS, CERTIFICATES OF APPROPRIATION, ADJUDICATED OR UNADJUDICATED WATER RIGHTS, APPLICATIONS OR PERMITS TO CHANGE THE PLACE OF DIVERSION, MANNER OF USE OR PLACE OF USE OF WATER, AND, FEDERAL RESERVED WATER RIGHTS.

Per NRS 111.312 - The Legal Description appeared previously in **Quitclaim Deed**, recorded on **November 21, 2018**, as Document No. **2018-922660** in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1121-05-516-022
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) ___ Vacant Land b) **XX** Single Fam. Res.
 c) ___ Condo/Townhouse d) ___ 2-4 Plex
 e) ___ Apt. Bldg f) ___ Comm'l/Ind'l
 g) ___ Agricultural h) ___ Mobile Home
 ___ Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	Verified Trust - js

3. a. Total Value /Sales Price of Property: \$ **0.00**
 b. Deed in Lieu of Foreclosure Only (value of property) (**N/A**)
 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 without consideration to a trust.**

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: *Max Hoseit* Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: **Max Hoseit**
 Address: **700 University Ave., Unit 150**
 City: **Sacramento**
 State: **California** Zip: **95825**

Print Name: **Hoseit Survivor's Trust**
 Address: **700 University Ave., Unit 150**
 City: **Sacramento**
 State: **California** Zip: **95825**

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

Print Name: **uDeed, LLC - 113627** Escrow #: _____
 Address: **1349 Galleria Drive, Suite 100**
 City, State, Zip: **Henderson, NV 89014-8624**

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