

APN: 1320-02-002-024  
R.P.T.T.: \$5,850.00  
Escrow No.: 24042378-SA  
When Recorded Return To:  
Ksenia Timonina  
2495 Fremont Street  
Minden, NV 89423

Mail Tax Statements to:  
Ksenia Timonina  
2495 Fremont Street  
Minden, NV 89423

DOUGLAS COUNTY, NV  
RPTT:\$5850.00 Rec:\$40.00  
\$5,890.00 Pgs=4  
2024-1011479  
08/26/2024 01:58 PM  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
SHAWNYNE GARREN, RECORDER

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Randy R. Balough, Successor Trustee of The Earl R. Wellman And Verne O. Wellman Joint Trust , and Randy R. Balough, Trustee of The Credit Shelter Trust established under the Jack F. Moore and Verne O. Moore Family Trust Created U/D/T Dates November 19, 1993,**

do(es) hereby Grant, Bargain, Sell and Convey to

**Ksenia Timonina, a single woman**

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

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 20<sup>th</sup> day of AUGUST, 2024.

The Earl R. Wellman And Verne O. Wellman Joint Trust ,

BY: *Randy R. Balough*  
Randy R. Balough  
Successor Trustee

The Credit Shelter Trust established under the Jack F. Moore and Verne O. Moore Family Trust Created U/D/T Dates November 19, 1993,

BY: *Randy R. Balough*  
Randy R. Balough  
Successor Trustee

STATE OF NEVADA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by Randy R. Balough, as Successor Trustee of The Earl R. Wellman And Verne O. Wellman Joint Trust , and Randy R. Balough, as Successor Trustee of The Credit Shelter Trust established under the Jack F. Moore and Verne O. Moore Family Trust Created U/D/T Dates November 19, 1993,.

\_\_\_\_\_  
Notary Public

*SEE ATTACHES*

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 8/20/2024 before me, CRISTINA BERECHET, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared RAMMY R. BALOUGH  
Name(s) of Signer(s)

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 \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: GRANT, BARGAIN, SALE DEED

Document Date: 8/20/2024 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer - Title(s): \_\_\_\_\_  
 Partner -  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_

## EXHIBIT "A"

The North Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 2, Township 13 North, Range 20 East, Mount Diablo Meridian.

Excepting therefrom that portion dedicated to Douglas County, Nevada by document recorded November 27, 1961, in Book 9, Page 518, as Document No. 19161;

Further excepting therefrom that portion dedicated to Douglas County, Nevada by document recorded November 27, 1961, in Book 9, Page 519, as Document No. 19162;

Further excepting therefrom that portion dedicated to Douglas County, Nevada by document recorded November 27, 1961, in Book 9, Page 520, as Document No. 19163.

NOTE: Said legal description previously appeared in Record of Survey recorded August 14, 2024, as Document No. 2024-1010980, Official Records, Douglas County, Nevada.

ASSESSOR'S PARCEL NUMBER: 1320-02-002-024

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-02-002-024  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:
- |  |  |
|--|--|
| a) <input type="checkbox"/> Vacant Land  | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input 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                    |
| <input type="checkbox"/> Other: _____    |  |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$1,500,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$1,500,000.00  
 d. Real Property Transfer Tax Due: \$5,850.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 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: *Randy R. Balough* Capacity: Grantor Escrow  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Randy R. Balough, Successor Trustee of  
 The Earl R. Wellman And Verne O.  
 Wellman Joint Trust , and Randy R.  
 Balough, Trustee of The Credit Shelter  
 Trust established under the Jack F.  
 Moore and Verne O. Moore Family Trust  
 Created U/D/T Dates November 19,

Print Name: 1993,  
 Address: 2258 Adrian Street  
 City: Newbury Park  
 State: CA Zip: 91320

Print Name: Ksenia Timonina  
 Address: 2495 Fremont Street  
 City: Minden  
 State: Nevada Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24042378-SA  
 Address: 1352 Hwy 395, Ste 114  
 City: Gardnerville State: NV Zip: 89410