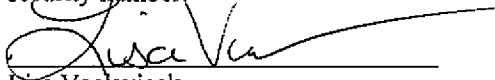


This document does not contain a social security number.


Lisa Vaclavicek

APN: 010-332-15

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO/ GRANTEES:

KAREN CLAUDINO, Trustee
KAREN CLAUDINO TRUST
131 Heidi Circle
Carson City, NV 89701

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

KAREN CLAUDINO, a widow,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:

KAREN CLAUDINO, Trustee, or her successors in interest, of the
KAREN CLAUDINO TRUST dated June 21, 2021,
and any amendments thereto.

ALL of her interest in that real property situated in the County of Washoe, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of 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.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand, this 6th day of July, 2021.

Karen Claudino
KAREN CLAUDINO

STATE OF NEVADA }
 } ss:
COUNTY OF WASHOE }

This instrument was acknowledged before me this 6th day of July, 2021, by KAREN CLAUDINO.

Notary Public

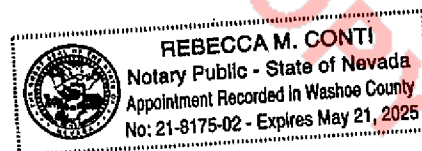


EXHIBIT “A”

Legal Description:

Lot 59, OF DESERT MT. ESTATES, according to the map thereof, filed in the office of the County Recorder of Carson City, Nevada, on May 19, 1976, in Book 3 of Maps, Page 507, as Document No. 62874.

APN: 010-332-15

Property Address: 131 Heidi Circle, Carson City, NV 89701

UNOFFICIAL COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 010-332-15
 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

BOOK _____ PAGE _____

DATE OF RECORDING: _____

NOTES: _____

_____ Viewed 2021 Trust Cert _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property)

Transfer Tax Value:

Real Property Transfer Tax Due:

\$ _____

C _____

\$ 0.00\$ 0.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: A transfer to/from a trust, made 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 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 Karen Claudino Capacity GrantorSignature _____ Capacity GrantorSELLER (GRANTOR) INFORMATION
(REQUIRED)BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: KAREN CLAUDINO
 Address: 131 Heidi Circle
 City: Carson City
 State: NV Zip: 89701

Print Name: KAREN CLAUDINO TRUST
 Address: 131 Heidi Circle
 City: Carson City
 State: NV Zip: 89701

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # _____
 Address: 500 Damonte Ranch Pkwy, Suite 860
 City: Reno State: NV Zip: 89521

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