

GRANT, BARGAIN, SALE DEED

ORDER NO.: \_\_\_\_\_

**THIS INDENTURE WITNESSETH:** That ANNE-MARIE SCHMITZ, a married woman (who acquired title as ANNE-MARIE HOERNI, a single woman), as her sole and separate property, for no consideration,

does hereby Grant, Bargain, Sell and Convey to:

**EDWIN F. SCHMITZ and ANNE-MARIE SCHMITZ, as Trustees (and to their successors in trust) of THE SCHMITZ TRUST u/t/a dated May 29, 1996**

and to the heirs and assigns of such Grantees forever, all of her undivided fifty percent (50%) tenancy-in-common interest in and to that real property situated in the County of Douglas, State of Nevada, bounded and described on *Exhibit A* attached hereto and made a part hereof.

Witness my hand this 1<sup>st</sup> day of July, 1996.

State of California

County of Santa Clara

On \_\_\_\_\_, 1996, before me me, the undersigned Notary Public, personally appeared ANNE-MARIE SCHMITZ 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 that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

**THE GRANTOR DECLARES:**

- Documentary transfer tax is \$0.00 <sup># 8</sup>
- ( ) computed on full value of property conveyed, or
- ( ) computed on full value less value of liens and encumbrances remaining at time of sale.
- ( X ) gift transfer

**MAIL TAX STATEMENTS TO:**

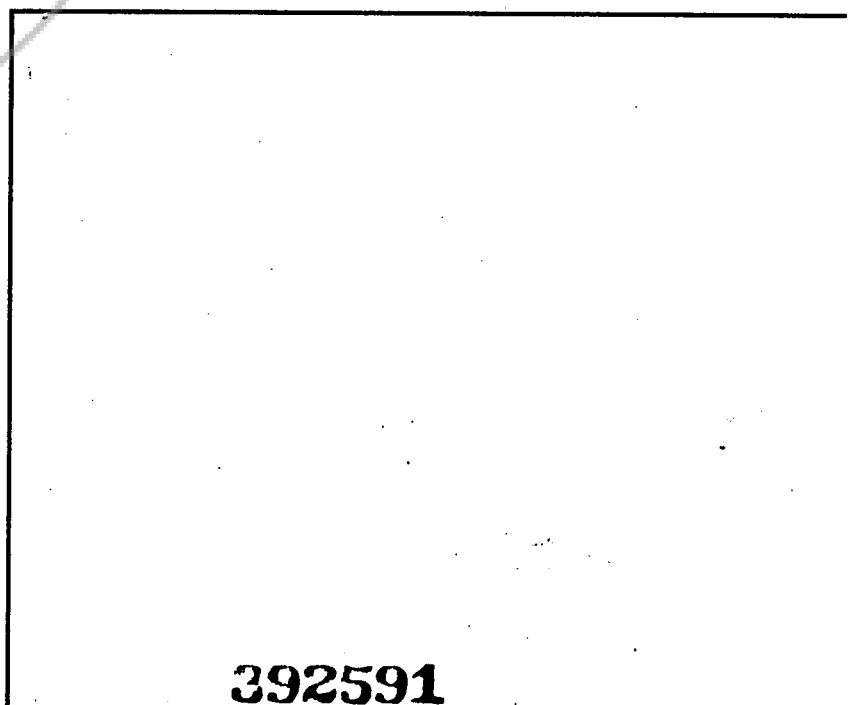
Anne-Marie Schmitz  
595 Harrington Avenue  
Los Altos, California 94022

Anne-Marie Schmitz  
ANNE-MARIE SCHMITZ (who acquired title as ANNE-MARIE HOERNI)

**WHEN RECORDED MAIL TO:**

Hanson, Bridgett, Marcus, Vlahos & Rudy  
Theodore A. Hellman, Esquire  
San Francisco, California 94105

FOR RECORDER'S USE



392591

BK 0796PG3524

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

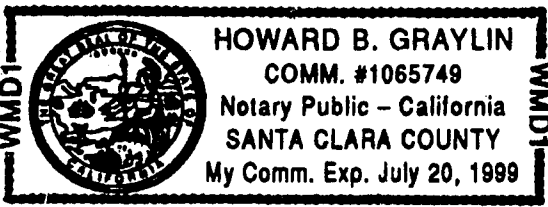
State of CALIFORNIA

County of SANTA CLARA

On 07/01/96 before me, HOWARD B. GRAYLIN, NOTARY  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared ANNE-MARIE SCHWITZ  
Name(s) of Signer(s)

personally known to me - OR -  approved 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.



WITNESS my hand and official seal  
[Signature]  
Signature of Notary Public

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: GRANT DEED

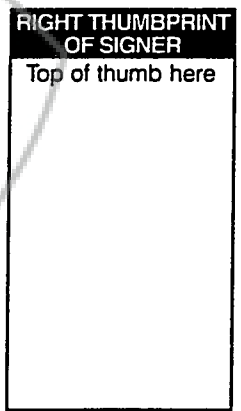
Document Date: 07/01/96 Number of Pages: 2

Signer(s) Other Than Named Above: NONE

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

Signer's Name: \_\_\_\_\_

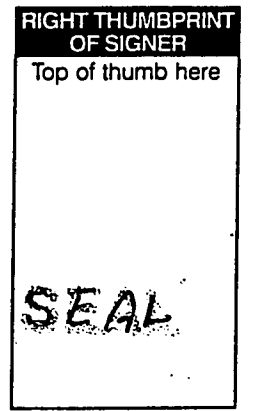
- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_



Signer Is Representing: \_\_\_\_\_

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**EXHIBIT A**

**Grant, Bargain, Sale Deed**

The S 1/2 of Lot 38; the S 1/2 of Lot 39, and all of Lot 40, as the same are laid down, delineated and numbered upon a certain map entitled AMENDED PLAT OF ELKS SUBDIVISION OF LAKE TAHOE, NEVADA filed in the Office of the County Recorder of the County of Douglas, State of Nevada, on January 5, 1928.

IT IS EXPRESSLY understood that the Grantees hereof and the property and premises hereby conveyed shall be subject at all times to the By-Laws, Rules and Regulations of said Grantor, which shall in turn bind every subsequent Grantee, his or her executors, administrators, successors or assigns. The said original By-Laws, Rules and Regulations appearing and on record at page 679 to 685 in Book 7 of Miscellaneous Records, and subsequent amendments to same appearing and on record in Book of Miscellaneous Records, County Recorder's Office of Douglas County, Nevada. (In Book 7 Pages 679 to 685 inc.)

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the said Grantees, their heirs and assigns forever.

**Commonly known as 437 Nevada Street, Douglas County, Nevada**

**APN: 5-241-27**

REQUESTED BY  
*Hanson, Bridgett, Marcus et al*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'96 JUL 23 P3:35

LINDA SLATER  
RECORDER

9.00 PAID DEPUTY

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BK0796PG3526