

15-

OFFICIAL RECORD
Requested By:

DONAHUE GALLAGHER WOODS

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

APN: 1318-03-212-032

Elizabeth M. Engh
DONAHUE GALLAGHER WOODS LLP

✓1646 N. California Blvd, Suite 310
Walnut Creek, CA 94596

Douglas County - NV
Karen Ellison - Recorder

Page: 1 of 5 Fee: 18.00
BK-0812 PG- 6724 RPTT: # 7



MAIL TAX STATEMENT TO:

David H. Fair, Trustee
120 Village Square #70
Orinda, CA 94563

GRANT, BARGAIN, SALE DEED

The undersigned grantor declares:

Real Property Transfer Tax is: \$-0-

NRS §375.090(7)
(Transfer of Title to and from Trust Without
Consideration)

FOR NO VALUABLE CONSIDERATION,

PHILLIP L. FAIR and DAVID H. FAIR, Trustees of the FAIR 2000 LIVING TRUST dated
December 18, 2000

hereby GRANT, BARGAIN, SELL and CONVEY to

PHILLIP L. FAIR and DAVID H. FAIR, Trustees of the FAIR CABIN TRUST dated October
12, 2011, without warranty, express or implied, the following described real property in the
unincorporated area, County of Douglas, State of Nevada:

See Exhibit A attached hereto and incorporated herein.

APN: ~~05-041-010~~, cka: 107 Tahoe Drive, Zephyr Cove, NV
1318-03-212-032

This deed is intended to and does hereby convey the grantor's entire interest in the real property.

THE PROPERTY IS CONVEYED TO GRANTEE SUBJECT TO:


- (a) All liens, encumbrances, easements, covenants, conditions, restrictions, reservations,
rights and rights of way of record;

- (b) All matters which a correct survey of the Property would disclose;
- (c) All matters which could be ascertained by a physical inspection of the Property;
- (d) Interests of tenants in possession;
- (e) A lien not yet delinquent for taxes for real property and personal property, federal estate taxes, and any general or special assessments against the Property; and
- (f) Zoning ordinances and regulations and any other laws, ordinances, or governmental regulations restricting, regulating or relating to the use, occupancy or enjoyment of the property; and


The Grantors execute this instrument solely in their fiduciary capacity and expressly limit the covenants given hereunder to those expressed herein and for themselves as trustees and their successors in interest disclaim all other covenants, representations and warranties however arising, express, implied or statutory. The Grantors covenant only that they are authorized to make this conveyance in such fiduciary capacity. Any further recourse may be had only against the trust's interest in the property conveyed hereby.

Grantors hereby warrant and represent to grantee that upon delivery of this Deed to grantee, fee title to the real property described herein shall be vested in grantee, subject only to current real property taxes and assessments, a lien not yet delinquent, and to those exceptions to title described in grantors' policy of title insurance; provided, however, that grantors' liability with regard to the warranty and representation given under this provision shall be limited to the amount of proceeds actually received by grantors under the above-described title policy.

IN WITNESS WHEREOF, the undersigned have executed this Deed on August 13, 2012.



 PHILLIP L. FAIR, Trustee FAIR 2000 LIVING TRUST dated December 18, 2000, as amended



 DAVID H. FAIR, Trustee FAIR 2000 LIVING TRUST dated December 18, 2000, as amended

State of California

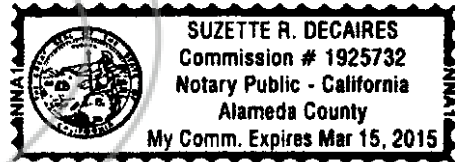
County of Alameda

On August 13, 2012, before me, Suzette R. Decaires, Notary Public, personally appeared **PHILLIP L. FAIR**, 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.

Suzette R. Decaires
Notary Public



Name of Notary: Suzette R. Decaires
County of Notary's principal place of business: Alameda
Notary's telephone number: 510-451-0544
Notary's registration number: 1925732
Notary's commission expiration date: 3.15.15

State of California

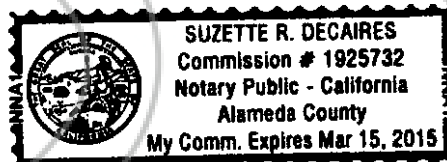
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Notary's registration number: 1925732
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EXHIBIT "A"

All that real property located in the County of Douglas, State of Nevada, described as follows:

Lot 199, of SKYLAND SUBDIVISION NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 24, 1960, in Book 1, Page 450, as Document No. 15653.

TOGETHER WITH right of access to the water of Lake Tahoe and for beach and recreational purposes over Lots 32 and 33, as shown on the map entitled Skyland Subdivision No. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on February 27, 1958, as Document No. 12967, as reserved in the deed from Stockton Garden Homes, Inc., a California Corporation, to Skyland Water Company, a Nevada corporation, recorded February 5, 1960 in Book 1 of Official Records, at Page 268, Douglas county, Nevada.

APN: ~~05-041-010~~ 1318-03-212-032

Commonly known as:

107 Tahoe Drive
Zephyr Cove, NV 89448