



KAREN ELLISON, RECORDER

E07

APN: 1318-15-110-001

RECORDING REQUESTED BY  
ATTORNEY  
AND WHEN RECORDED, MAIL THIS  
DEED AND, UNLESS OTHERWISE  
SHOWN BELOW, MAIL TAX  
STATEMENTS TO:

**ALLEN T. RATCLIFFE, JR.**  
Attorney at Law  
3150 Crow Canyon Place  
Suite 250  
San Ramon, CA 94538

**MAIL TAX STATEMENTS TO:**

PETER ANDREW CHANDLER  
ROBIN KELLY CHANDLER  
21 Hidden Valley Road  
Lafayette, CA 94549

RPTT: \_\_\_

**GRANT DEED**

THIS INDENTURE WITNESSETH: that the GRANTORS: PETER ANDREW CHANDLER and ROBIN KELLY CHANDLER, husband as wife as joint tenants, for the consideration of Ten Dollars (\$10.00) do hereby grant the right, title and interest, if any, which GRANTORS may have in all that real property, the receipt of which is hereby acknowledged to the GRANTEE: PETER ANDREW CHANDLER and ROBIN KELLY CHANDLER, as Trustees of the PETER AND ROBIN CHANDLER REVOCABLE TRUST, utd 03/15/11, all that real property situate in the County of Douglas, State of Nevada, described as follows: (Set forth legal description and commonly known address)

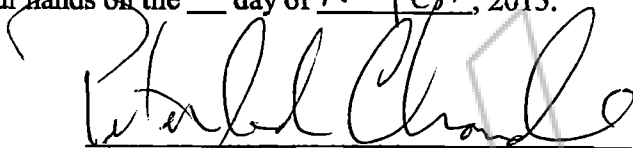
SEE EXHIBIT "A," "PROPERTY DESCRIPTION," ATTACHED HERETO AND MADE A PART HEREOF

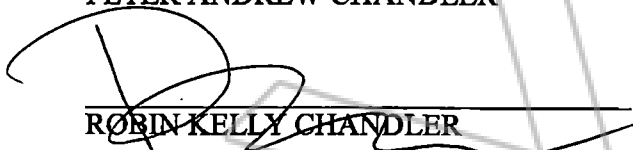
Commonly known as: 191 Lakeshore Blvd., Unit 1, Zephyr Cove, NV

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SIGNATURES ON NEXT PAGE

In Witness Whereof, We have hereunto set our hands on the 8<sup>th</sup> day of August, 2015.

  
PETER ANDREW CHANDLER

  
ROBIN KELLY CHANDLER

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

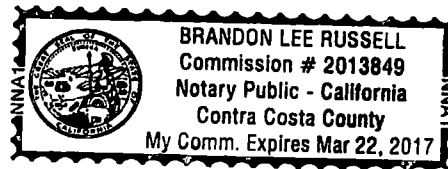
COUNTY OF Contra Costa

On August 8, 2015, before me, Brandon Lee Russell, Notary Public, personally appeared PETER ANDREW CHANDLER and ROBIN KELLY CHANDLER, 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 they executed the same in their authorized capacity(ies), and that by 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  (Seal)



**EXHIBIT A - PROPERTY DESCRIPTION**

(attached to and made a part of the Grant Deed dated 8/8, 2015)

All right, title and interest in and to that real property situated in the State of Nevada, County of Douglas, and described as follows:

**PARCEL NO. 2:**

UNIT NO. 1 AS SHOWN ON THAT CERTAIN SUBDIVISION MAP ENTITLED "OFFICIAL PLAT OF PINEWILD, MARLA BAY, DOUGLAS COUNTY, NEVADA", RECORDED JUNE 26, 1973 IN BOOK 673, PAGES 1089 ET SEQ., OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

**PARCEL NO. 2:**

THE EXCLUSIVE RIGHT TO USE AND POSSESSION OF THOSE CERTAIN PATIO AREAS ADJACENT TO SAID UNIT DESIGNATED AS "RESTRICTED COMMON AREAS" ON THE SUBDIVISION MAP REFERRED TO IN PARCEL 1 ABOVE.

**PARCEL NO. 3:**

AN UNDIVIDED NINETEEN AND TWO TENTHS PERCENT (19.2%) INTEREST AS TENANT IN COMMON IN AND TO THAT PORTION OF THE REAL PROPERTY DESCRIBED ON THE SUBDIVISION MAP REFERRED TO IN THE DESCRIPTION IN PARCEL 1 ABOVE, DEFINED IN THE AMENDED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, A CONDOMINIUM PROJECT, RECORDED ON MARCH 11, 1974, IN BOOK 374, AT PAGE 193 ET SEQ. AS LIMITED COMMON AREA AND THEREBY ALLOCATED TO THE UNIT DESCRIBED IN PARCEL 1 ABOVE, AND EXCEPTING UNTO GRANTOR NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT, ENCROACHMENTS, MAINTENANCE AND REPAIR OVER THE COMMON AREAS DEFINED AND SET FORTH IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

**PARCEL NO. 4:**

NON-EXCLUSIVE EASEMENTS APPURTENANT TO PARCEL 1 ABOVE, FOR INGRESS AND EGRESS, UTILITY SERVICES, SUPPORT ENCROACHMENTS, MAINTENANCE AND REPAIR, OVER THE COMMON AREAS AS DEFINED AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PINEWILD, MORE PARTICULARLY DESCRIBED IN THE DESCRIPTION OF PARCEL 3 ABOVE.

**Subject to**

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1318-15-110-001  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land             | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input checked="" 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 RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <i>Trust of J</i>	

- 3.a. Total Value/Sales Price of Property \$ 0  
 b. Deed in Lieu of Foreclosure Only (value of property ( 0 )  
 c. Transfer Tax Value: \$ 0  
 d. Real Property Transfer Tax Due \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: To revocable trust  
TO OR FROM A TRUST 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 375.430, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: *[Handwritten Signature]* Capacity: Grantor/Seller  
 Signature: *[Handwritten Signature]* Capacity: Grantee/Buyer

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

Print Name: See Attached Exhibit A  
 Address: 21 Hidden Valley Road  
 City: Lafayette  
 State: California Zip: 94549

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

Print Name: See Attached Exhibit A  
 Address: 21 Hidden Valley Road  
 City: Lafayette  
 State: California Zip: 94549

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

Print Name: ALLEN T. RATCLIFFE, JR.  
 Address: 3150 Crow Canyon Place, Ste. 250  
 City: San Ramon

Escrow # \_\_\_\_\_  
 State: CA Zip: 94583

**Exhibit A**  
**(attached to and made a part of the Declaration of Value form)**

**SELLER/GRANTOR INFORMATION**

**Name:** PETER ANDREW CHANDLER and ROBIN KELLY CHANDLER, husband as  
wife as joint tenants  
**Address:** 21 Hidden Valley Road  
**City:** Lafayette  
**State:** CA                      **Zip:** 94549

**BUYER/GRANTEE INFORMATION**

**Name:** PETER ANDREW CHANDLER and ROBIN KELLY CHANDLER, as Trustees  
of the PETER AND ROBIN CHANDLER REVOCABLE TRUST, utd 03/15/11  
**Address:** 21 Hidden Valley Road  
**City:** Lafayette  
**State:** CA                      **Zip:** 94549