

A.P.N. 1318-151-100-40

**RECORDING REQUESTED BY**

Placer Title Company  
1959 Lake Tahoe Blvd.  
South Lake Tahoe, CA 96150

**WHEN RECORDED MAIL THIS DEED  
AND, UNLESS OTHERWISE SHOWN  
BELOW, MAIL TAX STATEMENTS TO:**

Patrick Shepherd and Alicia Shepherd  
PO Box 30218  
Stockton, CA 95213

DOUGLAS COUNTY, NV **2015-871707**  
RPTT:\$1482.00 Rec:\$16.00  
\$1,498.00 Pgs=3 **10/23/2015 02:12 PM**  
STEWART TITLE LAS VEGAS WARM SPRINGS  
KAREN ELLISON, RECORDER

Please complete Affirmation Statement below:

- I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030)
- I the undersigned hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law:

Gerald P. Heckert (State specific law)  
Gerald P. Heckert  
 Signature (Print name under signature) Title

Order Number: P-114629

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That **Gerald P. Heckert and Claudette E. Heckert, Trustees of the Heckert Family Trust Agreement dated December 17, 2010**

In consideration of \$380,000.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Patrick Shepherd and Alicia Shepherd** husband and wife as joint tenants

All that real property situated in the County of **Douglas** State of Nevada, bounded and described as follows:

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

Address: 600 Highway 50, Unit 40, Zephyr Cove, NV 89448

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

Witness my hand this 15<sup>th</sup> day of October 2015

The Heckert Family Trust Agreement dated December 17, 2010

Gerald P. Heckert  
Gerald P. Heckert, Trustee

Claudette E. Heckert  
Claudette E. Heckert, Trustee

Dated: 15<sup>th</sup> day of October, 2015

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 San Mateo

On 10-15-15 before me, Kathy Cissell, Notary Public,  
personally appeared Gerald P. Heckert, trustee and  
Claudette E. Heckert, Trustee

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: Kathy Cissell  
Commission Expiration Date: 7-14-19



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

APN: 1318-151-100-40

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

**PARCEL NO. 1**

Unit No. 40, as shown on the official plat of PINEWILD, A CONDOMINIUM, filed for record in the office of the County Recorder, Douglas County, Nevada, on June 26, 1973, as Document No. 67150.

**PARCEL NO. 2**

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1 above.

**PARCEL NO. 3**

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, A Condominium Project, recorded March 11, 1974, in Book 374 of Official Records, at Page 193. Limited Common Area and thereby allocated to the unit described in Parcel No. 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 No. 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 No. 3, above.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1318-151-100-40  
 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'/Ind'l
g) <input type="checkbox"/> Agricultural	h) <input type="checkbox"/> Mobile Home
i) <input type="checkbox"/> Other _____	

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument	_____
Book	Page: _____
Date of	_____
Notes	_____

3. Total Value/Sales Price of Property: 380,000.00

Deed in Lieu of Foreclosure Only (value of property) (\$ \_\_\_\_\_)

Transfer Tax Value: \$380,000.00

Real Property Transfer Tax Due: \$1,482.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_

b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 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: Gerald P. Heckert  
 Gerald P. Heckert

Capacity: Seller

Signature: Claudia Heckert  
 Claudia Heckert

Capacity: Seller

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

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

✓ Print Name: GERALD P. HECKERT  
 Address: 4213 WILSON AVE  
 City: SAN MATEO  
 State: CA Zip: 94403

Print Name: Patrick & Alicia Shepherd  
 Address: PO Box 30218  
 City: Stockton  
 State: CA Zip: 95213

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

Print Name: Stewart Title  
 Address: 376 E Warm Springs Road Ste 190  
 City: Las Vegas,

File Number: 01415-18339  
 State: NV 89119

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