

APN: 1318-26-101-006

**RECORDING REQUESTED BY  
ATTORNEYS**

**AND WHEN RECORDED MAIL TO**  
PETERSON & PETERSON  
769 Monterey Blvd.  
San Francisco, CA 94127

**MAIL TAX STATEMENTS TO**  
The Lodge at Kingsbury Crossing  
133 Deer Run Ct  
P.O. Box 6600  
Stateline, NV 89449

DOUGLAS COUNTY, NV **2016-885907**

Rec:\$16.00

Total:\$16.00

**08/12/2016 09:28 AM**

PETERSON & PETERSON, LAW

Pgs=4



KAREN ELLISON, RECORDER

E07

# Trust Transfer Deed

APN: 1318-26-101-006

## Grant Deed

The undersigned Grantor(s) declare(s) under penalty of perjury that the following is true and correct:  
**THERE IS NO CONSIDERATION FOR THIS TRANSFER.**

Documentary transfer tax is \$NONE. Exempt under Revenue and Taxation Code §11930.

This is a Trust Transfer under §62 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion:

[X] Transfer to a revocable trust.

**GRANTOR(S):** **CARL IRWIN and LINDA IRWIN**, husband and wife, as joint tenants with rights of survivorship, whose address is 2430 Erin Place, South San Francisco, California

hereby **GRANT(S) to** **CARLO P.D. IRWIN and LINDA ESCANDOR IRWIN**, Trustees of the **IRWIN FAMILY TRUST 2016** dated August 8, 2016

**GRANTEES' Address:** 2430 Erin Place, South San Francisco, California

for no consideration, the following described real property in the County of Douglas, State of Nevada:

SEE LEGAL DESCRIPTION ATTACHED HERETO, MARKED EXHIBIT A, AND INCORPORATED HEREIN BY THIS REFERENCE

A.P.N. 1318-26-101-006

Dated: August 8, 2016

LINDA IRWIN

CARL IRWIN

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 Francisco

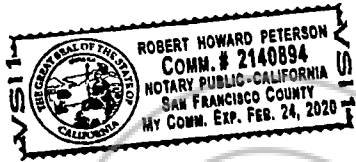
On August 8, 2016, before me, ROBERT HOWARD PETERSON, a notary public for the State of California, personally appeared LINDA IRWIN and CARL IRWIN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me 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.



ROBERT HOWARD PETERSON  
NOTARY PUBLIC



**KINGSBURY CROSSING  
GRANT, BARGAIN, AND SALE DEED**

Page 3

#1098

**KINGSBURY CROSSING LEGAL DESCRIPTION**

INTERVAL NUMBER: 310325A

HOA NUMBER:

HIGH  LOW

USE: ANNUAL

THE LAND SITUATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS, AND DESCRIBED AS FOLLOWS:

**PARCEL A:**

AN UNDIVIDED [ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTHS (1/3213)] OR [ONE-SIX THOUSAND FOUR HUNDRED AND TWENTY SIXTHS (1/6426)] INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE "PROPERTY"):

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS:

PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MSAP FOR JOHN E. MICHAELSON AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFICIAL RECORDS, AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10, 1978, IN BOOK 278, OF OFFICIAL RECORDS, AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE PROPERTY AND RESERVING TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6 AND 2.7 OF THE DECLARATION OF TIMESHARE USE (KINGSBURY CROSSING) RECORDED FEBRUARY 16, 1983 IN BOOK 283, PAGE 1431 AS DOCUMENT NO. 076233, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS AMENDED (THE "DECLARATION"), TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

ALSO EXCEPTING THEREFROM THE NON-EXCLUSIVE RIGHTS TO USE THE "COMMON AREAS" AS DEFINED IN THE DECLARATION.

**PARCEL B:**

THE EXCLUSIVE RIGHT AND EASEMENT TO USE AND OCCUPY AN "ASSIGNED UNIT" AND THE "COMMON FURNISHINGS" THEREIN, TOGETHER WITH THE NON-EXCLUSIVE RIGHT TO OCCUPY THE "COMMON AREAS" IN PARCEL A ABOVE DURING A PROPERLY RESERVED "USE WEEK", DURING THE "SEASON" IDENTIFIED ABOVE, ON AN [ANNUAL] [ODD YEAR ONLY] [EVEN YEAR ONLY] BASIS, AS DESIGNATED ABOVE, PROVIDED THAT SUCH USE PERIODS ARE FIRST RESERVED IN ACCORDANCE WITH THE DECLARATION AND THE "RULES AND REGULATIONS", AS EACH OF SAID TERMS ARE DEFINED IN THE DECLARATION REFERRED TO ABOVE.

**PARCEL C:**

ALL RIGHTS OF MEMBERSHIP IN KINGSBURY CROSSING OWNERS ASSOCIATION, A NEVADA NON-PROFIT CORPORATION ("ASSOCIATION"), WHICH ARE APPURTENANT TO THE INTERESTS DESCRIBED IN PARCELS A AND B UNDER THE DECLARATION AND BYLAWS OF THE ASSOCIATION.

**EXHIBIT "A"**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-26-101-006  
 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 Timeshare

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>SD Trust Verified</u>	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: Transfer to a trust for benefit of transferors. No consideration paid.

5. Partial Interest: Percentage being transferred:  $\frac{1}{3213}$  %

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 Carlo P. Irwin Capacity Grantor/Grantee  
 Signature Linda E. Irwin Capacity Grantor/Grantee

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

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

Print Name: Carl and Linda Irwin  
 Address: 2430 Erin Place  
 City: So. San Francisco  
 State: CA Zip: 94080

Print Name: Carlo and Linda Irwin, Trustees  
 Address: 2430 Erin Place  
 City: So. San Francisco  
 State: CA Zip: 94080

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_