



KAREN ELLISON, RECORDER

APN# 1418-34-310-005

Recording Requested by/Mail to:

Name: Anne and Bruce Pendleton

Address: 4063 Water Hole Circle

City/State/Zip: Reno, NV 89519

Mail Tax Statements to:

Name: Anne and Bruce Pendleton

Address: same as above

City/State/Zip: \_\_\_\_\_

Deed

**Title of Document** (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_

\$1.00 Additional Recording Fee for Use of This Page

APN:1418-34-310-005

**GRANT, BARGAIN AND SALE DEED**

**PENDLETON-WILLIAMS**

**THIS INDENTURE** made by and between **BRUCE PENDLETON and ANNE L. PENDLETON, CO-TRUSTEES OF THE BRUCE AND ANNE PENDLETON FAMILY TRUST**, Grantors, and **CHARLES AND TINA WILLIAMS**, dated April 18, 2017, Grantees,

**WITNESSETH:**

**THAT GRANTORS**, in consideration of TEN AND 00/100 (\$10.00) DOLLARS, lawful money of the United States, and other valuable consideration, to them in hand paid by Grantees, receipt of which is hereby acknowledged, do, by these presents, grant, bargain and sell unto Grantees, **CHARLES and TINA WILLIAMS**, dated April 18, 2017, and their successors and assigns, .25%(point twenty-five percent) of their right, title and interest in that certain land situate in Zephyr Cove, County of Douglas, State of Nevada, commonly known as **Cabin "C" or "9" Lakeside Cove, 1150 Highway 50, Zephyr Cove, Nevada**, more particularly described as:

**EXHIBIT 1**

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

**PROVIDED ALWAYS** that this conveyance is made subject to any and all covenants and restrictions of record.

**TO HAVE AND TO HOLD** the said premises, together with the appurtenances, unto the said Grantees, as **CHARLES and TINA WILLIAMS**, dated April 18, 2017, and their successors and assigns, forever.

**GRANT BARGAIN AND SALE DEED  
PENDLETON-WILLIAMS**

**Exhibit 1**

**APN:** **1418-34-310-005**

**ADDRESS:** Cabin "C " OR "9" Lakeside Cove  
1150 Highway 50  
Zephyr Cove, Nevada

**LEGAL DESCRIPTION:**

Undivided 25% (twenty-five percent) interest in

Lot 9 as set forth on that certain final map LAKESIDE COVE  
RESORT, a Planned Unit Development, recorded June 28,  
1993, in Book 693, Page 6211, as Document No. 311003

TOGETHER WITH an undivided 1/11 interest in Lot 12  
(common area) as set forth on the hereinabove mentioned  
subdivision.

EXCEPTING THEREFROM any portion of the hereinabove  
Described premises lying below the high water elevation of  
6228 feet above sea level

**IN WITNESS WHEREOF**, Grantors have executed this conveyance on the day and year beside their signatures

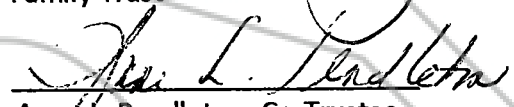
GRANTORS

DATE: 4/26/17



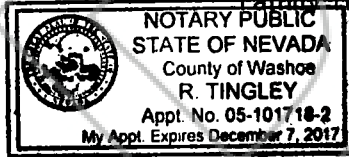
Bruce Pendleton, Co-Trustee  
The Bruce and Anne Pendleton  
Family Trust

DATE: 4/26/17

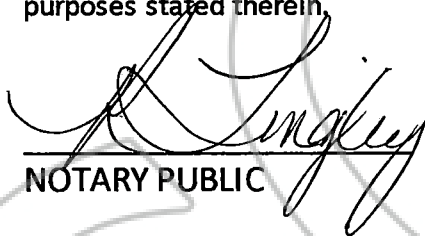


Anne L. Pendleton, Co-Trustee  
The Bruce and Anne Pendleton  
Family Trust

STATE OF NEVADA            )  
  )ss.  
COUNTY OF WASHOE        )



On this 26 day of April, 2017, before me, a Notary Public, personally appeared **BRUCE PENDLETON**, known to me (or proved) to be the person who executed the above instrument, and acknowledged to me that she executed the same for the purposes stated therein.

  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-34-310-005  
 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 Cabin

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>RPT 624<sup>00</sup> JS</u>	

3. Total Value/Sales Price of Property: \$ 160,000<sup>00</sup>  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 160,000<sup>00</sup>  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 25 %

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 Bruce and Anne Pendleton Capacity Trustee's Grantors  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Bruce and Anne Pendleton  
 Address: 4053 Waterhole Circle  
 City: Reno  
 State: NV Zip: 89519

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Charles and Tina Williams  
 Address: 12248 Brandie Dr.  
 City: Marysville  
 State: CA Zip: 95901

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

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