



KAREN ELLISON, RECORDER E07

APN: 1418-34-201-006

RETURN RECORDED DEED TO:  
DAWN ELLERBROCK, ESQ.  
ALLISON MacKENZIE, LTD.  
P.O. Box 646  
Carson City, NV 89702

GRANTEE/MAIL TAX STATEMENTS TO:  
KYLE J. KLINE, Trustee  
1348 Park Ridge Circle  
Severance, CO 80615

The person executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made on 29 April, 2017, by and between KYLE J. KLINE, the duly appointed Personal Representative of the estate of MARGARET L. KLINE, deceased, grantor, and KYLE J. KLINE, Trustee of the D & M KLINE FAMILY TRUST dated September 16, 1998, grantee,

WITNESSETH:

WHEREAS, on December 5, 2016, the grantor, KYLE J. KLINE, was duly appointed as Personal Representative of the estate of MARGARET L. KLINE, deceased, by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, in Case No. 16 PB 0129, Dept. No. II; and

WHEREAS, the above-referenced estate holds an undivided one-half interest in certain real property located in Douglas County, Nevada, Assessor's Parcel Number being 1418-34-201-006, and as more particularly hereinafter described; and

WHEREAS, on April 17, 2017, the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, in Case No. 16 PB 0129, Dept. No. II, ordered that the estate's undivided one-half interest in the subject property be distributed to KYLE J. KLINE as the currently acting Trustee of the D & M KLINE FAMILY TRUST.

That the grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration to him in hand paid by the grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the grantee, and to his successors and assigns, the estate's undivided one-half interest in certain real property located in Douglas County, Nevada, Assessor's Parcel Number being 1418-34-201-006, and more particularly described as follows:

Being a portion of Lot 2, Sec. 34, T. 14 N., R. 18 E., M.D.B.&M. and further described as follows, to-wit:

Being portions of Lot 6 of the Beatty Tract and Lot 7 of the A. Cohn Tract and further described by metes and bounds as follows:

Beginning at the NE corner of said Lot 2 of Sec. 34; thence S 0° 31' W, a distance of 1112.075 feet to a point; thence N 89° 53' W, along the north boundary of the MILLER-SMITH property, a distance of 550 ft., more or less to the westerly right of way line of U.S. Highway 50, the true point of beginning; thence N 89° 53' W, a distance of 860 ft., more or less to a point on the meander line of Lake Tahoe; thence southeasterly along said meander line a distance of 217 ft., more or less to the south boundary of said Lot 7 of the A. Cohn Tract; thence S 89° 53' E, along the south boundary of Lot 7, a distance of 760 ft., more or less, to the aforesaid westerly right of way line of U.S. Highway 50; thence northwesterly along said right of way line a distance of 193 ft., more or less to the point of beginning.

Excepting therefrom that certain parcel described in Document No. 457194, recorded December 23, 1998 in Book 1298, Page 5677, Official Records of Douglas County, State of Nevada.

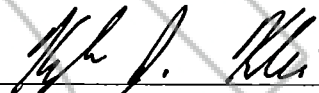
Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary low water and also excepting any artificial accretions to the land water ward of the line of natural low water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe datum established by NRS 321.595

Note: legal description previously contained in Document No. 456990, recorded December 21, 1998, Book 1298, Page 4915, Official Records of Douglas County, State of Nevada.

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

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto said grantee and to his successors and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this conveyance the day and year first above written.



KYLE J. KLINE, the duly appointed Personal Representative of the estate of MARGARET L. KLINE, deceased

STATE OF COLORADO    )  
  : ss.  
COUNTY OF Weld    )

On April 29, 2017, personally appeared before me, a notary public, KYLE J. KLINE, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, who acknowledged to me that he executed the foregoing document.

  
NOTARY PUBLIC

**ALISSA SIEGFRIED  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164029657  
MY COMM. EXPIRES AUGUST 04, 2020**

**State of Nevada Declaration of Value**

**1. Assessor Parcel Number(s):**

a) 1418-34-201-006  
 b) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	<u>Trust OK - J</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: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title to a Trust without consideration. See Affidavit of Certification of Trust.

**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 [Signature] Capacity Personal Representative  
 Signature [Signature] Capacity Trustee

**SELLER (GRANTOR) INFORMATION REQUIRED**

Print Name: Kyle J. Kline, Personal Representative  
 Address: 1348 Park Ridge Circle  
 City: Severance  
 State: CO Zip: 80615

**BUYER (GRANTEE) INFORMATION REQUIRED**

Print Name: Kyle J. Kline, Trustee  
of the D & M KLINE FAMILY TRUST  
 Address: 1348 Park Ridge Circle  
 City: Severance  
 State: CO Zip: 80615

**COMPANY/PERSON REQUESTING RECORDING**

Print Name: Allison MacKenzie, Ltd. Escrow # \_\_\_\_\_  
 Address: 402 North Division Street, P.O. Box 646  
 City: Carson City State NV Zip 89702

(REQUIRED IF NOT THE SELLER OR BUYER)