



KAREN ELLISON, RECORDER E07

APN: 1418-34-201-005

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 1418-34-201-005, 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 1418-34-201-005, and more particularly described as follows:

Beginning at a point on the East boundary line of Lot 2 of Section 34, Township 14 North, Range 18 East, M.D.B.&M., said point being South 0° 31' West 1112.075 feet from the Northeast corner of said Lot 2; thence North 89° 53' West 1410 feet, more or less, to the meander line of Lake Tahoe; thence Southerly along the meander line of Lake Tahoe to its intersection with the South line of Lot 6 of the Beatty Tract in Lot 2 of Section 34, according to the official map of said Beatty Tract on file in the office of the Recorder of Douglas County, Nevada; running thence easterly along the South line of said Lot 6 to the Easterly line of said Lot 2 of Section 34; thence Northerly along the East line of said Lot 2 a distance of 87.925 feet to The Point of beginning; said above described premises being the South 87.925 feet of Lot 6 of said Beatty Tract in Lot 2 of Section 34.

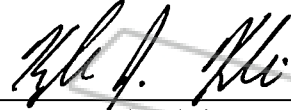
Said premises being conveyed to those certain restrictions and covenants contained in deed recorded in Book R of Deeds, page 162, Douglas County Records.

Note: Legal description previously contained in Document No. 457194, recorded December 23, 1998, in Book 1298, Page 5677, 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) 1418-34-201-005

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

FOR RECORDER'S OPTIONAL USE ONLY	
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 *Kyle J. Kline* Capacity Personal Representative

Signature *M. J. Kline* Capacity Trustee

SELLER (GRANTOR) INFORMATION REQUIRED

BUYER (GRANTEE) INFORMATION REQUIRED

Print Name: Kyle J. Kline, Personal Representative

Print Name: Kyle J. Kline, Trustee

Address: 1348 Park Ridge Circle

of the D & M KLINE FAMILY TRUST

Address: 1348 Park Ridge Circle

City: Severance

City: Severance

State: CO Zip: 80615

State: CO Zip: 80615

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow # _____

Address: 402 North Division Street, P.O. Box 646

City: Carson City State NV Zip 89702