

16

APN: 1418-34-201-005

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



KAREN ELLISON, RECORDER E07

GRANTEE/MAIL TAX STATEMENTS TO:  
KYLE J. KLINE  
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.

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE, made on May 26, 2017, by and between KYLE J. KLINE, Trustee of the D & M KLINE FAMILY TRUST dated September 16, 1998, grantor, and the KLINE LIMITED PARTNERSHIP, a Nevada Limited Partnership, grantee,

WITNESSETH:

The grantor, for 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 its successors and assigns, an undivided one-half interest in that certain parcel of real property located in the County of Douglas, State of Nevada, 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.

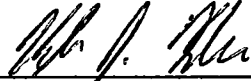
(Pursuant to NRS 111.312 this legal description was previously recorded on May 9, 2017, as Document No. 2017-898363.)

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 the said grantee and to its successors and assigns forever.

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

D & M KLINE FAMILY TRUST



KYLE J. KLINE, Trustee

STATE OF COLORADO )  
 : ss.  
COUNTY OF Laimer )

On 26<sup>th</sup> May, 2017, personally appeared before me, a notary public, KYLE J. KLINE, Trustee of the D & M KLINE FAMILY TRUST, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant, Bargain and Sale Deed, who acknowledged to me that he executed the foregoing document.

ABIGAIL CORNWELL  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20164014156  
MY COMMISSION EXPIRES APRIL 18, 2020

Abigail Cornwell  
NOTARY PUBLIC

**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>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: \$ \_\_\_\_\_

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 7
- b. Explain Reason for Exemption: A transfer of title from 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 Trustee  
 Signature Kyle J. Kline Capacity General Partner

**SELLER (GRANTOR) 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

**BUYER (GRANTEE) INFORMATION REQUIRED**  
 Print Name: Kline Limited Partnership  
 Address: 1348 Park Ridge Circle  
 City: Severance  
 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