

APN: 1318-03-210-017
**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Peter Adamco, Esq.
The Law Offices of Peter P. Adamco
PO Box 1564
Zephyr Cove, NV 89448



KAREN ELLISON, RECORDER E07

MAIL TAX STATEMENT TO:

Lori Lutes, Trustee
2443 Fair Oaks Boulevard, #396
Sacramento, CA 95825

GRANT DEED

THIS INDENTURE WITNESSETH: That LORI LUTES as Trustee of the LEONETTI FAMILY TRUST dated February 1, 2008, for no consideration, does hereby grant, bargain, sell and convey unto Lori Lutes, a married woman as her sole and separate property, all of the right, title and interest held by the Leonetti Family Trust dated February 1, 2008, in that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

See attached legal description.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

DATED this 20th day of April, 2017.

LEONETTI FAMILY TRUST, u/i/d 02/01/08

By: 
LORI LUTES, TRUSTEE

STATE OF NEVADA)
 :ss.
COUNTY OF DOUGLAS)

On April 20, 2017 before me, PETER P. ADAMCO, personally appeared LORI LUTES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Peter P. Adamco
NOTARY PUBLIC



EXHIBIT "A"

PARCEL NO. 1

ALL THAT PORTION OF PARCEL A AS SHOWN ON THE MAP OF SKYLAND SUBDIVISION 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 27, 1958, THAT IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 31 IN SAID SUBDIVISION, THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID PARCEL A, THE FOLLOWING COURSES AND DISTANCES: NORTH 53° 35'30" WEST 57.63 FEET; NORTH 6° 54'40" WEST 33.24 FEET; NORTH 47° 49' WEST 43.18 FEET; SOUTH 34° 52'30" WEST 40.22 FEET; THENCE SOUTH 54° 02' WEST 16.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID PARCEL A, THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 54° 02' WEST 123.62 FEET, AND SOUTH 15° 33' WEST A DISTANCE OF 34.00 FEET; THENCE LEAVING SAID LINE SOUTH 74° 27' EAST 105.00 FEET; THENCE NORTH 0° 22'20" WEST 11.00 FEET; THENCE NORTH 21° 19'53" EAST 29.66 FEET; THENCE NORTH 1° 38'29" WEST A DISTANCE OF 94.92 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR INGRESS TO AND EGRESS FROM THE ABOVE-DESCRIBED PARCEL TO SKYLAND COURT, AS SHOWN ON THE MAP OF SKYLAND SUBDIVISION NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 27, 1958, OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF LOT 32 IN SAID SUBDIVISION, THENCE SOUTH 89° 48'10" WEST A DISTANCE OF 166.87 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0° 11'50" EAST ALONG THE WESTERLY LINE OF SAID LOT 32 A DISTANCE OF 69.28 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL A, AS SHOWN ON THE MAP OF SAID SUBDIVISION; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL A THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 60° 38'50" WEST 107.02 FEET; AND NORTH 45° 21' WEST A DISTANCE OF 60.41 FEET; THENCE LEAVING SAID LINE NORTH 47° 37'40" EAST A DISTANCE OF 12.82 FEET; THENCE NORTH 0° 22'20" WEST A DISTANCE OF 69.27 FEET; THENCE NORTH 21° 19'53" EAST 29.66 FEET; THENCE SOUTH 89° 38'00" EAST 45.34 FEET; THENCE SOUTH 16° 55'13" EAST 63.98 FEET; THENCE NORTH 89° 48'10" EAST A DISTANCE OF 52.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 31 AS SHOWN ON THE MAP OF SAID SUBDIVISION; THENCE ALONG SAID LINE SOUTH 0° 11'50" EAST A DISTANCE OF 45.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE ALONG THE SOUTHERLY LINE OF LOT 31 AND LOT 30 NORTH 89° 48'10" A DISTANCE OF 150.00 FEET; THENCE SOUTH 34° 11'10" EAST A DISTANCE OF 30.15 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 31 OF SAID SKYLAND SUBDIVISION NO. 1 AS SHOWN ON THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 27, 1958; THENCE $0^{\circ} 11'50''$ WEST ALONG THE WEST LINE OF SAID LOT 31, 45.00 FEET; THENCE SOUTH $89^{\circ} 48'10''$ WEST 52.00 FEET; THENCE NORTH $16^{\circ} 55'13''$ WEST 63.98 FEET; THENCE NORTH $89^{\circ} 38'00''$ WEST 45.34 FEET; THENCE SOUTH $21^{\circ} 19'53''$ WEST 29.66 FEET; THENCE SOUTH $0^{\circ} 22'20''$ EAST 11.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH $0^{\circ} 22'20''$ EAST 58.57 FEET; THENCE SOUTH $47^{\circ} 37'40''$ WEST 12.82 FEET; THENCE SOUTH $45^{\circ} 21'00''$ EAST 60.10 FEET; THENCE NORTH $3^{\circ} 03'50''$ WEST 101.73 FEET; THENCE NORTH $74^{\circ} 27'00''$ WEST 29.30 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING EASTERLY OF THE EASTERN BOUNDARY OF PARCEL "A", AS SAID PARCEL "A" IS SHOWN UPON THE OFFICIAL MAP OF SKYLAND SUBDIVISION NO. 1, HEREIN REFERRED TO.

PARCEL NO. 2

PERPETUAL RIGHT OF ACCESS TO THE WATER OF LAKE TAHOE FOR BEACH AND RECREATIONAL PURPOSES AS SET FORTH AND AS RESERVED IN DEED FROM STOCKTON GARDEN HOMES, INC. A CALIFORNIA CORPORATION, RECORDED FEBRUARY 5, 1960, IN BOOK 1 OF DEEDS, PAGE 268 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-03-210-017
 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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>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: Transfer from a trust without consideration.

5. Partial Interest: Percentage being transferred: 10 %

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 _____ Capacity Successor Trustee
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lori Lutes
 Address: 2443 Fair Oaks Blvd
 City: Sacramento
 State: CA Zip: 95825

Print Name: Lori Lutes
 Address: 2433 Fair Oaks Blvd
 City: Sacramento
 State: CA Zip: 95825

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Peter Adamco Escrow # _____
 Address: PO Box 1564
 City: Zephyr Cove State: NV Zip: 89448