

RECORDING REQUESTED BY:

Kirk B. Ledbetter
Debra K. Ledbetter
Post Office Box 769
Zephyr Cove, Nevada 89448

APN 1418-34-201-006

Pursuant to NRS 239B.030(4), the undersigned affirm that the foregoing instrument does not contain the social security number of any person.

11000023JMU

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, KYLE J. KLINE, TRUSTEE of the D & M Kline Family Trust, as Grantor, does hereby QUITCLAIM to KIRK B. LEDBETTER and DEBRA K. LEDBETTER, husband and wife as community property with right of survivorship, whose address is Post Office Box 769, Zephyr Cove, Nevada 89448, as Grantees, all of his right, title and interest in and to the real property located in Douglas County, Nevada, and more particularly described on Exhibit D attached hereto.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

DATED this 09 day of January, 2018.

D & M KLINE FAMILY TRUST

By: *Kyle J. Kline* TTEE
KYLE J. KLINE, Trustee

EXHIBIT D

January 23, 2018
17001

DESCRIPTION

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion lying Westerly thereof Government Lot 2 of Section 34, Township 14 North, Range 18 East, MDM, and Westerly thereof Lot 7 per the Cohn, A Tract, filed for record on March 5, 1947 as Document Number 004437, being more particularly described as follows:

Commencing at a Point on the South line of said Lot 2 of Section 34, and the South line of said Lot 7, and the Westerly Right-of-way of U.S. Highway 50, which bears North 89°53'00" West 525.29 feet from a BLM brass disk marked T.14N. R.18E., C1/4 S34, 1991, being the Southeast corner of said Lot 2 of Section 34,

thence along said South line of said Lot 2 of Section 34 and the South line of said Lot 7 North 89°53'00" West 789.88 feet to the Meander Line of Lake Tahoe, being the Point of Beginning;

thence North 89°53'00" West 138.52 feet to the approximate Low-Water Line of Lake Tahoe, having an elevation of 6223.0 feet, Lake Tahoe Datum;

thence along said approximate Low-water Line of Lake Tahoe the following four(4) courses:

- (1) North 02°03'21" West 41.30 feet
- (2) North 14°11'08" West 38.82 feet
- (3) North 01°54'22" East 10.26 feet
- (4) North 17°43'02" East 15.74 feet

thence South 89°53'00" East 86.58 feet to said Meander Line of Lake Tahoe;

thence along said Meander Line of Lake Tahoe South 29°00'00" East 119.22 feet to the Point of Beginning.

Containing 11,917 square feet, more or less.

The Basis of Bearing for this description is based upon the above referenced A. Cohn Tract filed for record on March 5, 1947 as Document Number 004437.

Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1418-34- 201-006
- 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
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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 _____
- b. Explain Reason for Exemption: 3 recognizing true owner and low water line

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 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 Grantor

Signature Kirk B. Ledbetter Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Kyle J. Kline Successor Trustee of the D&M Kline Family Trust dated September 16, 1998

Print Name: Kirk B. Ledbetter

Address: 1348 Partridge Cir
 City: Servance
 State: CO Zip: 80615

Address: PO Box 769
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Signature Title Company LLC Escrow #: 11000023-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
Zephyr Cove, NV 89448