

APN: 1318-15-710-005

When Recorded, Mail to

Creative Planning Legal
3400 College Blvd,
Leawood, KS 66221 66211

Mail tax statements to:

Frances Lucero Tr.
PO Box 11043
Zephyr Cove, NV 89448

GRANT, BARGAIN AND SALE DEED

THIS INDENDURE WITNESSETH THAT FOR GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, FRANCES LUCERO, a single woman, hereinafter referred to as Grantor, does hereby GRANT, BARGAIN, SELL AND CONVEY TO:

Frances Lucero, Trustee of the Frances C. Lucero Living Trust dated 8-28-17
("Grantee")

all of her interest in the following described real property situated in the County of Douglas, State of Nevada legally described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Subject to:

1. All general and special taxes for the current fiscal year
2. Covenants, conditions, restrictions, reservations, rights of way, and easements now of record.

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.

IN WITNESS WHEREOF, we have hereunto set our hands on this 28th day of August, 2017.

Frances C. Lucero
FRANCES LUCERO

[ACKNOWLEDGEMENT PAGE TO FOLLOW]

STATE OF Nevada)
) ss.
COUNTY OF Douglas)

On this 28 day of August, 2017 before me the undersigned, a Notary Public in and for the said County of Douglas State of Nevada, personally appeared FRANCES LUCERO personally know 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.

Theresa Larsen
NOTARY PUBLIC

my Commission Expires 2/7/21



EXHIBIT 'A'
LEGAL DESCRIPTION

Lot 3 and a portion of Lot 4, as shown on the map of ROUND HILL VILLAGE UNIT NO. 1, filed in the Office of the County Recorder of Douglas County, Nevada on April 21, 1965, as Document No. 27741, described as follows:

Beginning at the Easterly lot corner common to lots 3 and 4 as said lots are shown on said map; thence South $85^{\circ}15'21''$ West along the lot line common to said lots a distance of 31.23 feet to a point on said line; thence leaving said lot line South $86^{\circ}28'47''$ East a distance of 30.51 feet to a point the Easterly line of said lot 4, said point being a point on a non-tangent curve, having a radius of 270.00 feet and a central angle of $00^{\circ}57'18''$ the center of which bears North $80^{\circ}53'49''$ West; thence Northerly along said curve as arc distance of 4.50 feet to the point of beginning.

Excepting that portion of Lot 3 described as follows:

Beginning at the Westerly lot corner common to lots 3 and 4 as said lots are shown on said map; thence North $20^{\circ}24'15''$ East along the Westerly line of Lot 3 a distance of 21.30 feet to a point; thence leaving said lot line South $86^{\circ}28'47''$ East a distance of 134.14 feet to a point on the lot line common to said lots; thence South $85^{\circ}15'21''$ West along the lot line common to said lots a distance of 141.79 feet to the point of beginning.

Note: The above metes and bounds description appeared previously in that document recorded September 25, 1996 in Book 0996, Page 4096, as Instrument No. 397228.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1318-15-710-005
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Verified Trust - JS

3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. If Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer without consideration to a Trust

5. Partial Interest: Percentage being transferred: 100 %
 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: Kate Lagelitt Capacity: Representative
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Frances Lucero
 Address: PO Box 11043
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Please see attached
 Address: PO Box 11043
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: Creative Planning Legal
 Address: 3400 College Blvd
 City: Leawood

Escrow # _____
 State: KS Zip: 66211

DECLARATION OF VALUE:

Buyer (Grantee) Information:

Frances Lucero, Trustee of the Frances C. Lucero Living Trust dated 8-28-17

