

APN: 1318-10-317-008



KAREN ELLISON, RECORDER E07

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

**MAIL TAX STATEMENTS TO:**

John J. Ford  
Post Office Box 5548  
Lake Tahoe NV 89449

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

**TRUST TRANSFER DEED**

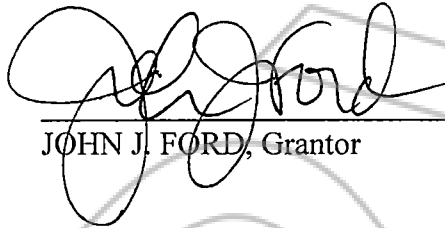
FOR NO CONSIDERATION, John J. Ford, an unmarried man, ("Grantor") does hereby GRANT, TRANSFER and CONVEY an undivided fifty percent (50 %) to John J. Ford, as Trustee of The JJ Ford 2016 Trust, and an undivided fifty percent (50%) to Teresa Lynn Phelan, as Trustee of the Teresa Phelan Living Trust ("Grantees"), all that certain real property situate in the County of Douglas, State of Nevada, more particularly described in Exhibit "A" attached hereto.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

DATED this 3<sup>rd</sup> day of August, 2018.



\_\_\_\_\_

JOHN J. FORD, Grantor

STATE OF NEVADA        )  
                                          ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on August 3, 2018, by John J. Ford.

WITNESS my hand and official seal.



\_\_\_\_\_

NOTARY PUBLIC



EXHIBIT A  
Legal Description

Parcel No. 1 :

Lot numbered Five (5) in Block E of Zephyr Cove Property in Section 10, Township 13 North, Range 18 East, M.D.B. & M., as delineated on that certain map entitled "Amended Map of Block E of Zephyr Cove Property on Section 10, Township 13 North, Range 18 East", which has been filed for record August 5, 1935, with the Recorder of Douglas County, Nevada.

Excepting from said Lot Five in Block E that certain portion of said Lot 5 in Block E deeded by Mrs. Carrie Anderson Traner and Fred W. Traner, her husband to Not E. Stiles and Edith V. Stiles, his wife, on the 23rd day of September, 1938, said Deed being recorded in Volume V of Deeds, Page 109, Douglas County, Nevada records and said portion thereby deeded being more particularly described as follows to-wit:

Beginning at the northeast corner of Lot 5 in Block E of Zephyr Cove properties in Section 10, Township 13 North, Range 18 East, M.D.B. & M., according to the Official Amended Map of Block E of Zephyr Cove Properties in Section 10, Township 13 North, Range 18 East, M.D.B. & M., filed in the office of the County Recorder of Douglas County, State of Nevada, on August 5, 1935; thence South 47°34' West 188.8 feet on the north line of Lot 5; thence South 0°24' West 100.00 feet between Lots 5 and 6; thence north 64°51' East 106.8 feet; thence North 03°32' West 135 feet between Lots 1 and 5, Block E, to the place of beginning.

Together with a perpetual, but not exclusive easement for a walkway being 4 feet 4 inches in rwidth along the westerly side of the northerly side of Lot 5 and 4 feet 4 inches in width along the easterly side of the northerly side of Lot 5 for the purpose of ingress and egress to and from the southerly portion of Lot 5 in said Block E.

Note: The above legal description previously appeared in Deed, recorded November 21, 2008, in Book 1108, Page 4099, as Document No. 733437, of Official Records.

Parcel No. 2:

All rights and provisions regarding water line, as set forth and contained in that certain document entitled "Easement Agreement" recorded December 19, 1963, in Book 21, Page 150, as Document No. 24089, of Official Records.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s):  
 (a) 1318-10-317-008  
 (b) \_\_\_\_\_  
 (c) \_\_\_\_\_  
 (d) \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: Trust OK BC

2. Type of Property:  
 (a)  Vacant Land                      X (b) SFR  
 (c)  Condo/Townhouse               (d) 2-4 Plex  
 (e)  Apartment Building             (f) Commercial/Ind.  
 (g)  Agricultural                       (h) Mobile Home  
 (i)  Other: \_\_\_\_\_

3. Total Value/Sale Price of Property: \$ 0  
 Deed in Lieu of Foreclosure Only (value of property): \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption, per NRS 375.090(7).  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a Certificate of Trust is presented at the time of transfer.

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 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 Seller, John J. Ford, Grantor

Signature: \_\_\_\_\_

Capacity Buyer, John J. Ford, Trustee of The JJ Ford 2016 Trust  
Grantee

**SELLER (GRANTOR) INFORMATION**

(Required)

Name                      John J. Ford  
 Address                    Post Office Box 5548  
 City/State/Zip            Lake Tahoe, NV 89449

**BUYER (GRANTEE) INFORMATION**

(Required)

Name                      John J. Ford, Trustee of The JJ Ford 2016  
Trust  
 Address                    Post Office Box 5548  
 City/State/Zip            Lake Tahoe, NV 89449

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: ALLING & JILLSON, LTD.  
 Address: Post Office Box 3390  
 Lake Tahoe, NV 89449

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)