

APN: 1219-10-001-004
RECORDING REQUESTED BY AND
MAIL TO:

Richard F. Kudrna, Sr.
c/o Michael Smiley Rowe, Esq.
1638 Esmeralda Avenue
Minden, NV 89423



KAREN ELLISON, RECORDER E07

*Pursuant to NRS 239B.030(4), I affirm that
the instrument contained below (or attached hereto)
does not contain the social security number
of any person.*

GRANT, BARGAIN, SALE DEED
DEED ON DEATH
LIFE ESTATE

THIS INDENTURE made the 19 day of July, Two Thousand and Eighteen (2018), for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, Kudrna Non-Exempt Trust, created pursuant to the Order Granting Advice and Instructions in Case No. 11-PB-0099 styled "In the Matter of the Estate of Vera Lou Kudrna, Deceased" ("Order"), by and through its Trustee, Richard F. Kudrna, ("Grantor Trust"), hereby grants, bargains and sells to Jewel Anderson, Grantee ("Grantee"), for and during the term of her life and for so long as Grantee resides in the below-described premises, a life estate in the following described property located in the County of Douglas, State of Nevada, commonly described as Douglas County Assessor's Parcel No. 1219-10-001-004, also commonly known as 1163 Autumn Hills Road, Gardnerville, Nevada 89460; more particularly described

as follows:

Lot 21, as shown on the official plat of CARY CREEK ESTATES, filed for record in the office of the County Recorder of Douglas County, Nevada, on May 25, 1977, as Document No. 09494.

Upon the death of Jewel Anderson, or upon her vacating said property as her residence, the life estate herein granted shall terminate and fee simple, absolute title to the above-described real property and improvements shall vest in the Successor Trustee of the Kudrna Non-Exempt Trust as created by the Order for distribution pursuant to the terms of the Vera Lou Kudrna and Richard F. Kudrna, Sr. Restatement and Amendment of the Declaration of Vera Lou and Richard F. Kudrna, Sr. - 1991 Trust u.t.d 9/12/91, as amended and restated on 9 July 2004 ("Kudrna Trust").

Grantee shall ensure that, during the entire term of Grantee's life tenancy, all maintenance, repair and insurance costs, together with assessments and taxes, are timely paid during the term of Grantee's life tenancy; provided, however, that such payments for maintenance, repair, insurance, assessments and taxes shall be made by the Successor Trustee of the Kudrna Survivor's Trust as provided in the First Amendment to the Kudrna Survivor's Trust, dated 19 July, 2018.

Should Grantee, as a life tenant, voluntarily attempt to sell or encumber the life estate in the described property, or shall apply or permit application to be made to any Court in order to

sell such life interest, or should Grantee allow the property to become subject to sale for unpaid taxes by any taxing authority, or should Grantee fail to exercise ordinary care for the preservation and protection of the above-described property or in any manner wilfully commits waste on the described property, or should the described property not be held, used and exclusively employed by Grantee as her residence, or if Grantee attempts to make the described property subject to the payment of debts of the Grantee, the life estate herein granted shall immediately terminate and the land shall automatically revert to, and fee simple, absolute title shall vest in the Successor Trustee of the Kudrna Non-Exempt Trust for distribution as provided in the Kudrna Trust.

THIS DEED IS REVOCABLE. THIS DEED DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF RICHARD F. KUDRNA, SR. THIS DEED REVOKES ALL PRIOR DEEDS BY THE GRANTOR TRUST WHICH CONVEY THE SAME REAL PROPERTY PURSUANT TO NRS 111.655 to NRS 111.699, INCLUSIVE, REGARDLESS OF WHETHER THE PRIOR DEEDS FAIL TO CONVEY THE ENTIRE INTEREST OF THE GRANTOR TRUST IN THE SAME REAL PROPERTY.

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STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1219-10-001-004
 - 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 OK</u>	

- 3. Total Value/Sales Price of Property: \$0.00
- Deed in Lieu of Foreclosure Only (value of property) _____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 7
 - b. Explain Reason for Exemption: A transfer from a Trust, without consideration, when the Certificate of Trust is presented at the time of transfer.

5. Partial Interest: Percentage being transferred: 100.0%

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: [Signature] Capacity: _____ Seller/Buyer

Signature: Jewel Anderson Capacity: _____ Seller/Buyer

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Kudrna Non-Exempt Trust
 Address: 1163 Autumn Hills Road
 City: Gardnerville
 State: Nevada Zip: 89460

Print Name: Jewel Anderson
 Address: 1163 Autumn Hills Road
 City: Gardnerville
 State: Nevada Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Michael Smiley Rowe, Esq. Escrow # N/A
 Address: 1638 Esmeralda Avenue
 City: Minden State: NV Zip: 89423

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