

APN: 1418-34-302-001



KAREN ELLISON, RECORDER

E07

Recorded at the request of  
Maupin, Cox & LeGoy  
4785 Caughlin Parkway  
Reno, Nevada 89519

After recordation, return Grant  
Deed and mail future property  
tax statements to Grantee at:

Jeff Berns  
610 Waltham Way  
Sparks, Nevada 89434

GRANT DEED

JEFFREY KEITH BERNS, as Trustee of THE BERNS FAMILY TRUST, created on April 26, 2001, amended on April 15, 2014 ("Grantor"), hereby grants, bargains, and sells to JEFFREY K. BERNS, a married man as his sole and separate property ("Grantee"), Grantor's entire right, title and interest, in the real property located in Douglas County, Nevada, and more particularly described as follows:

Lot 7 of Lot 3, Section 34, Township 14 North, Range 18 East, M.D.B. & M., sometimes known as the "Beatty Tract", Lake Tahoe, according to the Map of said tract which was filed in the office of the County Recorder of Douglas County, Nevada, on March 5, 1947, being the same property as described in that certain deed dated December 3, 1920, recorded in Book R, Page 218, Deed Records, executed by F. O. Broilli to Cole L. Harwood.

EXCEPTING HOWEVER, a parcel of land as set out in that certain Deed dated June 14, 1923, recorded in Book R, Page 397, Deed Records, executed by Cole L. Harwood to Hazel Ford Wilson, more fully described as follows:

All that part of Lot 7 of Subdivision Survey of Lot 3, Section 34, Township 14 North, Range 18 East, M.D.B.& M., which lies East of U.S. Highway 50.

Also excepting therefrom all that portion conveyed to the State of Nevada by Quitclaim Deed recorded April 14, 1970 in Book 75, Page 64, Document No. 47788.

The above metes and bounds legal description appeared previously in that certain Document recorded on May 23, 1989, as Document No. 202530, Official Records, pursuant to NRS Section 6. NRS 111.312

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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.

This conveyance is subject to the following liens and encumbrances:

1. General, special, and any supplemental county taxes and assessments not delinquent.
2. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

Dated: August 23, 2018.

THE BERNES FAMILY TRUST

By:

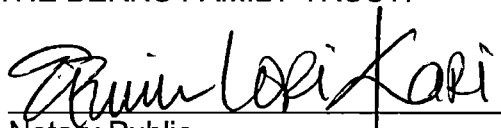
  
JEFFREY KEITH BERNES, Trustee

STATE OF NEVADA

COUNTY OF WASHOE

This Grant Deed was acknowledged before me on AUGUST 23<sup>RD</sup>, 2018, by JEFFREY KEITH BERNES, as Trustee of THE BERNES FAMILY TRUST.



  
Notary Public

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1418-34-302-001
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>
Notes: <u>Identified Trust</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: 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 <u>Grantor</u>
Signature _____	Capacity <u>Grantee</u>

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: The Berns Family Trust  
 Address: 610 Waltham Way  
 City: Sparks  
 State: NV Zip: 89434

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Jeffrey K. Berns  
 Address: 610 Waltham Way  
 City: Sparks  
 State: NV Zip: 89434

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Maupin, Cox & LeGoy Escrow # n/a  
 Address: 4785 Caughlin Parkway  
 City: Reno State: NV Zip: 89519

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)