

APN: 1318-10-314-011



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

KAREN ELLISON, RECORDER E07

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

MAIL TAX STATEMENTS TO:

Willow Krempin
Post Office Box 11553
Zephyr Cove, NV 89448

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

GRANT, BARGAIN AND SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, John W Barton and Willow K Barton (nka as Willow M Krempin) as Trustees of the Barton Family Trust, dated September 2, 2004, do hereby grant, bargain, sale and convey to Willow M Krempin, Trustee of the Willow Krempin Trust, all right, title and interest in the real property located at Zephyr Cove in Douglas County, Nevada, more particularly described in Exhibit A attached hereto and incorporated herein by this reference

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof

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

Pursuant to NRS 111 312, this legal description was previously recorded at Document No 0634818 on January 19, 2005, Book No 0105, Page No 6650

[Signature and Notarial Page Follows]

DATED this 10 day of December, 2018

John W Barton
JOHN W BARTON, Trustee of The Barton
Family Trust

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

see attached document

This instrument was acknowledged before me on the _____ day of _____, 2018
by John W Barton

NOTARY PUBLIC

Willow M Krempin
WILLOW K BARTON (nka WILLOW M KREMPIN),
Trustee of The Barton Family Trust

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 17th day of December, 2018
by Willow M Krempin

Janice Eady
NOTARY PUBLIC



All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Monterey

On 12.10.18 before me,

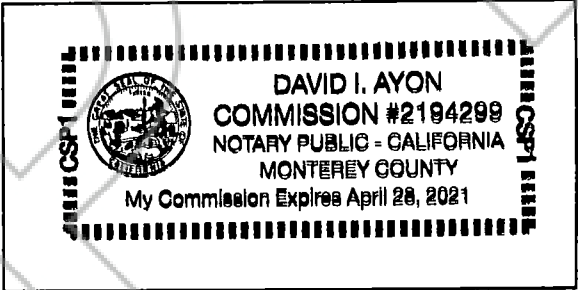
David Ayon, Notary Public

(here insert name and title of the officer),

personally appeared

John W. Barton

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature

David I. Ayon

For Bank Purposes Only

Description of Attached Document

Type or Title of Document

Grant, Bargain and sale deed

Document Date

12.10.18

Number of Pages

2

Signer(s) Other Than Named Above

Willow K. Barton



EXHIBIT A

LEGAL DESCRIPTION

All that portion of Lots 101 and 104, Zephyr Knolls Unit No 4, filed for record on October 9, 1957, document No 12699, more particularly described as follows

Beginning at the North corner of said Lot 104, thence South $00^{\circ}52'30''$ West 156 16 feet, thence along a curve concave to the Southeast with a radius of 45 00 feet, a central angle of $99^{\circ}05'34''$ and an arc length of 77 83 feet, the chord of said curve bears South $49^{\circ}10'00''$ West 68 48 feet' thence South $89^{\circ}37'14''$ West 59 62 feet, thence North $38^{\circ}29'20''$ East 55 85 feet, thence North $11^{\circ}08'57''$ West 79 40 feet, thence North $49^{\circ}50'00''$ East 123 55 feet to the Point of the Beginning

Subject to a 10 foot wide access easement described as follows

Beginning at the most Southerly corner of the above described parcel, thence North $38^{\circ}29'20''$ East 13 92 feet, thence North $84^{\circ}24'00''$ East 53 95 feet, thence along a curve concave to the East with a radius of 45 00 feet, a central angle of $13^{\circ}29'47''$ and an arc length of 10 60 feet, the chord of said curve bears South $13^{\circ}21'49''$ West 10 58 feet, thence South $84^{\circ}24'00''$ West 60 20 feet to the POINT OF BEGINNING

In compliance with NRS 111 312, the above legal description was taken from an instrument recorded January 19, 2005, Book 0105, Page 6650, as Document No 0634818, Recorded in the Official Records of Douglas County, State of Nevada

STATE OF NEVADA
DECLARATION OF VALUE

1 Assessor Parcel Number(s)
 a) 1318-10-314-011
 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'/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING <u>12/18/18</u>	
NOTES <u>Verified Grant - AFS</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 \$ \$0.00

4 If Exemption Claimed
 a Transfer Tax Exemption per NRS 375 090, Section # 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 100.0%

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 Willow M Krempin Capacity _____ Grantor

Signature Willow M Krempin Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name Willow M Krempin
 Address Post Office Box 11553
 City Zephyr Cove
 State NV Zip 89448

Print Name Willow M Krempin
 Address Post Office Box 11553
 City Zephyr Cove
 State NV Zip 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name Alling & Jillson, Ltd - Jamie L Walker, Esq Escrow # n/a
 Address Post Office Box 3390
 City Lake Tahoe State NV Zip 89449

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