

**APN: 1318-24-701-004**

**RECORDING REQUESTED BY:**

Linda Andree Frederick.  
P.O. Box 851  
Zephyr Cove, NV 89448

**AFTER RECORDATION, RETURN BY MAIL TO:**

Linda Andree Frederick.  
P.O. Box 851  
Zephyr Cove, NV 89448



KAREN ELLISON, RECORDER

E06

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED WITH RESERVED LIFE ESTATE**

**THIS INDENTURE WITNESSETH:** That pursuant to the Marital Separation Agreement incorporated into the Findings of Fact, Conclusions of Law, and Decree of Divorce, entered on December 28, 2018, in Case No. 18-DI-0335 in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, and FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ERNEST ROBERT FREDERICK and LINDA ANDREE FREDERICK, who held title as husband and wife as joint tenants, do hereby convey and warrant all interest in 230 Logging Road, Stateline, Nevada, APN 1318-24-701-004, to LINDA ANDREE FREDERICK, an unmarried woman, all of the real property situated in the County of Douglas, State of Nevada, more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Reserving and excepting therefrom, however, a life estate interest for ERNEST ROBERT FREDERICK for the full use and possession of the described property which shall terminate a) if ERNEST ROBERT FREDERICK attempts to sell, encumber, lease, or otherwise withdraw any equity from the property, or; b) upon the death of ERNEST ROBERT FREDERICK, or; c) if ERNEST ROBERT FREDERICK does not occupy the property for a period of 180 consecutive days, either by choice or necessity, or; d) if ERNEST ROBERT FREDERICK notifies the remainderman, LINDA ANDREE FREDERICK, in writing of his intent to terminate his occupation of the property.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

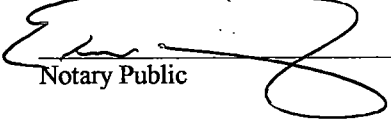
IN WITNESS WHEREOF, the said first party has signed and sealed these presents this 23<sup>RD</sup> day of APRIL, 2019.

Ernest Robert Frederick

Linda Andree Frederick

California en  
STATE OF ~~NEVADA~~ )  
El Dorado en ) ss.  
COUNTY OF ~~DOUGLAS~~ )

This instrument was acknowledged before me on the 23 day of April, 2019, by Ernest Robert Frederick and Linda Andree Frederick.

  
\_\_\_\_\_  
Notary Public

SEE ATTACHMENT  
FOR NOTARY SEAL



## ACKNOWLEDGMENT

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 El Dorado )

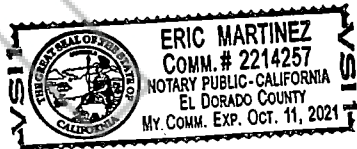
On 04.23.2019 before me, Eric Martinez, Notary Public  
(insert name and title of the officer)

personally appeared Ernest Robert Frederick & Linda Andree Frederick,  
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.

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  (Seal)



**EXHIBIT "A"**

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS STATE OF NEVADA, DESCRIBED AS FOLLOWS:

Parcel No. 3 lying within the Southeast 1/4 of Section 24, Township 13 North, Range 18 East, M.D.B. & M., as set forth on Parcel map filed for record October 15, 1974, in Book 1074, Page 260, Document No. 75900, Official Records of Douglas County, State of Nevada, described as follows:

Commencing at the East quarter corner of said Section 24, proceed South 63° 43' 27" West, 1,464.02 Feet, to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of the section, which is also the Northwest corner of the Ansaldo Acres Subdivision; thence North 00°04'17" West, 249.49 Feet to a point; thence Southerly, along the Westerly boundary of Logging Road, around a curve to the right, with a beginning tangent of South 5°14' 25" West, a radius of 500 Feet, a central angle of 0°32'58", and a length of 4.79 Feet, to the True Point of Beginning; thence along the Westerly boundary of Logging Road Southerly around a curve to the right, with a beginning tangent of South 5°47'23" West, radius of 500 Feet, a central angle of 14°30'24", and a length of 126.59', to a point of reverse curvature; thence along the Westerly boundary of Logging Road, Southerly around a curve to the left, having a radius of 426.52 Feet, a central angle of 6°05'35" and a length of 45.36 Feet, to the Southeast corner of the parcel, thence leaving Logging Road, South 78°37'03" West, 414.07 Feet, to the Southwest corner of the parcel, thence North, 200.00 Feet, to the Northwest corner of the parcel; thence North 83°52'50" East, 450.43 Feet to the True Point of Beginning.

Together with a non-exclusive easement for access and utilities over the easterly 50 Feet of Parcel 2 lying east of a line joining a point 50 Feet west of the Southeast corner and a point lying 25 Feet West of the Northeast corner of parcel 2, as set forth on said Map.

Pursuant to NRS 111.312, this legal description was previously recorded on April 28, 1995, in the Grant, Bargain, and Sale Deed recorded as Document No. 361105, in Book 0495, Page 4440.

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STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-24-701-004  
 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: _____	

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 #6  
 b. Explain Reason for Exemption: A transfer of title between former spouses in compliance with a decree of divorce

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 *Ernest Robert Frederick* Capacity \_\_\_\_\_ Grantor  
 Signature *Linda Andree Frederick* Capacity \_\_\_\_\_ Grantor

SELLER (GRANTOR) INFORMATION  
 (REQUIRED)  
ERNEST ROBERT FREDERICK  
 Print Name: LINDA ANDREE FREDERICK  
 Address: P.O. Box 851  
 City: ZEPHYR COVE  
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION  
 (REQUIRED)  
LINDA ANDREE FREDERICK  
 Print Name: LINDA ANDREE FREDERICK  
 Address: P.O. Box 851  
 City: ZEPHYR COVE  
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING  
 (required if not the seller or buyer)  
 Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_