

APN: 1318-10-417-014  
R.P.T.T.: \$0.00  
Exempt: (NRS 375.090, Section 7)

**After Recording, Return and  
Mail Tax Statements To:**

Craig E. Zager, as Trustee  
PO Box 10051  
Zephyr Cove, NV 89448

**Send Subsequent Tax Bills To:**

Grantee same as above



KAREN ELLISON, RECORDER

E07

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH THAT,

**CRAIG E. ZAGER**, an unmarried man, the **GRANTOR**,

FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY to:

Craig E. Zager, as Trustee of **THE CRAIG E. ZAGER LIVING TRUST DATED MAY 23, 2019**, the **GRANTEE**,

Whose mailing address is PO Box 10051, Zephyr Cove, NV 89448;

All of the following described real estate situated in the County of Douglas, State of Nevada:

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

MORE commonly known as: 235 S. Martin Dr., Zephyr Cove, NV.

SUBJECT TO: the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 30 day of JULY, 2019.

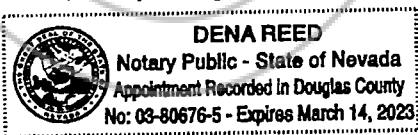
CRAIG E. ZAGER, an unmarried man

State of Nevada

County of Douglas

This instrument was acknowledged before me on this JULY 30, 2019, by CRAIG E. ZAGER, an unmarried man.

(Notary stamp)



(Signature of notarial officer)

Exhibit A

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

A parcel of land lying wholly with Section 10, T. 13 N., R. 18 E., M.D. M., being more fully described as follows:

Lot 20, Block 3, Zephyr Heights Subdivision, as recorded in the Official Records of the County Recorder of Douglas County, Nevada, as previously revised.

EXCEPTING THEREFROM: Beginning at a point on the line common to Lots 19 and 20, Block 3, as shown on the map of Zephyr Heights Subdivision filed in the Office of the County Recorder of Douglas County, on July 5, 1947, from which point the Northwest corner of Lot 19 bears North 0°39'14" East 33.61 feet; thence from said point of beginning South 0°39'14" West along said line; 35.56 feet; thence leaving said line North 62°58'20" West 12.96 feet; thence North 21°56'19" East 31.98 feet to the point of beginning and containing an area of 206.46 square feet, more or less.

Parcel 2:

In addition thereto the following portion of Lot 19 of said Block and Subdivision:

Beginning at the Northwest corner of Lot 19, Block 3, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION filed in the Office of the County Recorder of Douglas County, Nevada, on July 5, 1947; thence from said point of beginning South 80°38'00" East along the Northerly line of said Lot 19, 12.50 feet; thence leaving said line South 21°56'19" West 34.04 feet to a point on the Easterly line of said Lot 19; thence North 0°39'14" East along said line 33.61 feet to the point of beginning and containing an area of 207.68 square feet, more or less.

Parcel 3:

In addition thereto the following portion of Lot 22 of said Block and subdivision:

BEGINNING AT the record corner common to Lots 11, 20 and 22 of said Block and subdivision; thence S 79°41'28" W a distance of 40.00 feet to the corner to lots 10 and 11; thence N 18°57'05" E a distance of 126.21; thence N 40°43'43" E a distance of 4.07 feet; thence S 47°35'38" E a distance of 32.00 feet to the record corner common to Lots 20, 21 and 22; thence 16°11'45" W a distance of 98.02 feet to the Point of Beginning.

Parcel 4:

In addition thereto the following portion of Lot 21 of said Block and subdivision:

SPACE BELOW FOR RECORDER

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BEGINNING AT the record corner common to Lots 20, 21 and 22 of said Block and subdivision; thence N 47°35'38" W a distance of 32.00 feet; thence N 30°43'43" E a distance of 93.93 feet to a point on the Southerly right of way of South Martin Drive; thence Southeasterly along said right-of-way on a curve to the left leaving a radius of 100.00 feet, a central angle of 4°07'59", an arc distance of 7.16 feet to the record corner of Lots 20 and 21; thence leaving said right-of-way S 16°11'45" W a distance of 100.00 feet to the Point of Beginning.

Parcel 5:

Lot 21, Block 3, Zephyr Heights Subdivision as recorded in the Official Records of the County Recorder of Douglas County, Nevada.

EXCEPTING THEREFROM the following portion thereof:

BEGINNING at the record corner common to Lots 20, 21 and 22 of said Block and Subdivision; thence N 47°35'38" W a distance of 32.00 feet; thence N 30°43'43" E a distance of 93.93 feet to a point on the Southerly right-of-way of South Martin Drive; thence Southeasterly along said right-of-way on a curve to the left leaving a radius of 100.00 feet, a central angle of 4°07'59", an arc distance of 7.16 feet; thence said right-of-way S 16°11'45" W a distance of 100.00 feet to the Point of Beginning.

In addition to the following portion of Lot 22 of said Block and Subdivision:

BEGINNING at the record corner of Lots 21 and 22 on the Southerly right-of-way of South Martin Drive; thence S 47°35'38" E a distance of 93.21 feet; thence S 30°43'43" W a distance of 4.07 feet; thence N 46°16'49" W a distance of 94.09 feet to a point on the Southerly right-of-way of South Martin Drive; thence Northeasterly along said right-of-way on a curve to the left having a radius of 420 feet, a central angle of 0°14'58" an arc distance of 2.03 feet to the Point of Beginning.

The above metes and bounds description appeared previously in that certain GRANT, BARGAIN, SALE DEED, recorded in the Office of the County Recorder of Douglas County, Nevada on March 3, 1998, in Book 395, Page 204 as Document No. 357191, Official Records.

Said parcel of land is further described as Lot 20, as shown on the Parcel Map, a re-division of Lots 20, 21 and 22 of Zephyr Heights Subdivision, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on December 21, 1976 in Book 1276, Page 1237, as Document No. 05451, of Official Records.

SPACE BELOW FOR RECORDER

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s):  
 a. 1318-10-417-014  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

*Verified Trust - J*

2. Type of Property:
- |   |   |
|---|---|
| a. <input type="checkbox"/> Vacant Land     | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Townhouse | 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                 |
| <input type="checkbox"/> Other: _____       |   |

3. a. Total Value /Sales Price of Property: NO SALE  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ ( 0.00 )  
 c. Transfer Tax Value: \$ 0.00  
 d. 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: Transfer without consideration to a trust owned entirely by and for the benefit of the grantor.

5 Partial Interest: Percentage being transferred: 100 %

The undersigned declare and acknowledge, 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: *Craig E. Zager* Capacity: Grantor

Signature: *Craig E. Zager as Trustee* Capacity: Grantee

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

Print Name: Craig E. Zager, an unmarried man  
 Address: PO Box 10051  
 City: Zephyr Cove  
 State NV Zip: 89448

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

Print Name: The Craig E. Zager Living Trust Dated 5/23/2019  
 Address: Same as Grantor  
 City: Same as Grantor  
 State: Same as Grantor Zip: Same as Grantor

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

ROBERT E. JEPSON, ESQ.  
 Attorney at Law  
 Jeppson Law  
 2311 Lake Tahoe Blvd., Suite 9  
 South Lake Tahoe, California 96150