

DOUGLAS COUNTY, NV

**2019-938803**

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

11/26/2019 12:24 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E07

APN: 1318-09-810-046

Escrow No. 00246266 - 016 - 17

RPTT 0.00

When Recorded Return to:

**The Scott H. Hilkene Revocable Trust**

**7978 Dorado Ct.**

**La Jolla, CA 92037**

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

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### **Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged, Scott H. Hilkene, Trustee of the Scott H. Hilkene Revocable Trust dated May 11, 1993, as to an undivided 50% interest and Sarah V. Anaya, Trustee of the Sarah V. Anaya Trust dated December 31, 2003, as to an undivided 50% interest, as tenants in common.

do(es) hereby Grant, Bargain, Sell and Convey to Scott H Hilkene, Trustee of the Scott H Hilkene Revocable Trust Dated May 11, 1993, as amended and restated, who acquired title as Scott H Hilkene, Trustee to the Scott H Hilkene Revocable Trust Dated May 11, 1993, as to an undivided 50% interest and Sarah V Anaya, Trustee of the Sarah V Anaya trust dated December 31, 2003, as amended and restated, who acquired title as Sarah V Anaya, trustee of the Sarah V Anaya Trust dated December 31, 2003, as to an undivided 50% interest, as tenants in common.

all that real property situated in the County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

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

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SPACE BELOW FOR RECORDER

Witness my/our hand(s) this 21 day of November, 2019  
Scott H. Hilken Revocable Trust dated May 11, 1993 Sarah V. Anaya Trust dated December 31, 2003

[Signature]  
Scott H Hilken , Trustee

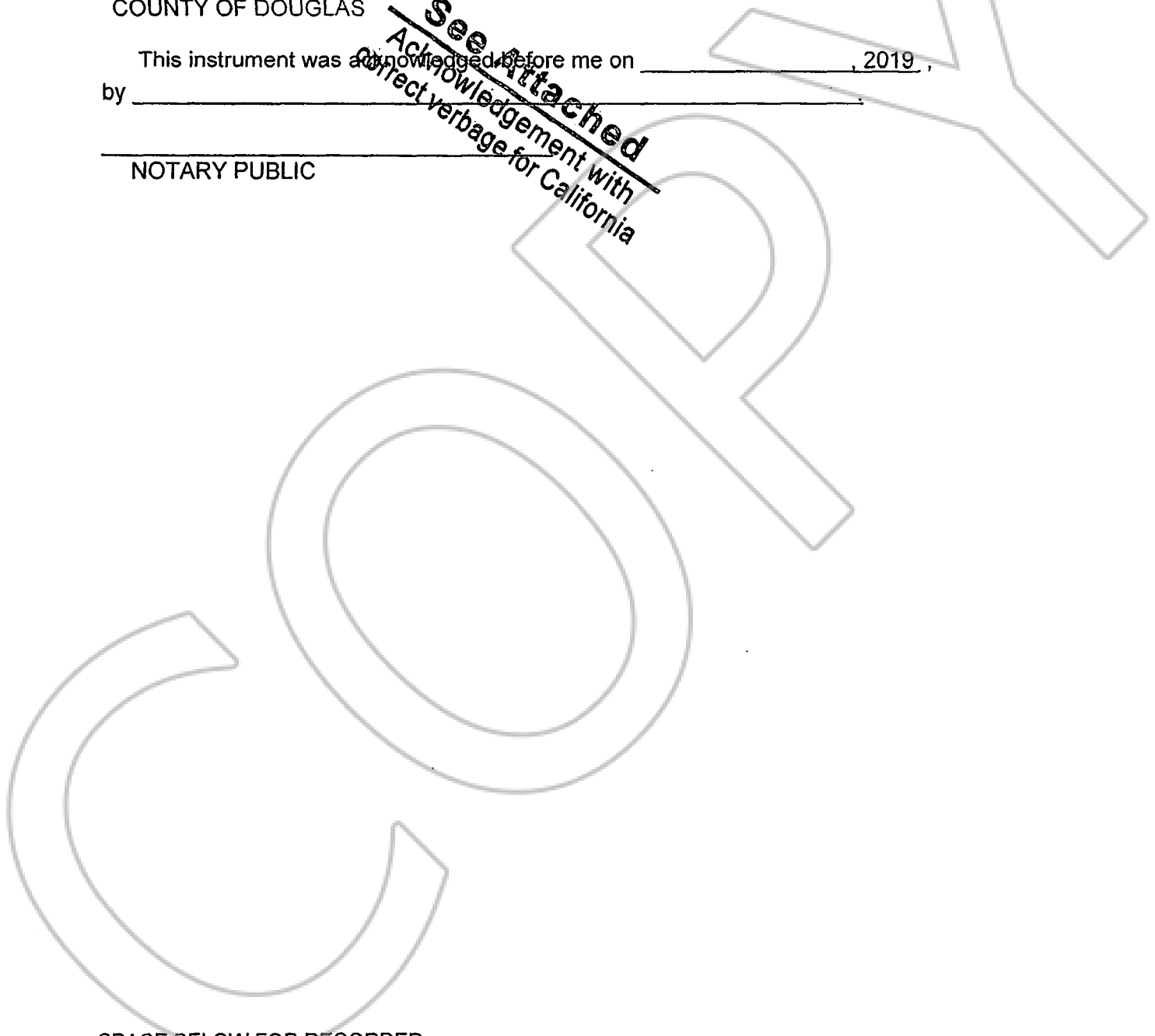
[Signature]  
Sarah V Anaya , Trustee

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on \_\_\_\_\_, 2019,  
by \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**See Attached**  
Acknowledgement with  
correct verbage for California



SPACE BELOW FOR RECORDER

# CALIFORNIA ALL-PURPOSE 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: **San Diego**

On 11/21/2019 before me, Kyle Pacsai Notary Public,

personally appeared, Scott H. Hilken, Sara V. Anaya

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.

Kyle Pacsai  
NOTARY PUBLIC SIGNATURE



Grant, Bargain, Sale Deed  
Document Title

**EXHIBIT "A"**  
**Legal Description**

All that certain real property situated in the County of **Douglas**, State of **Nevada**, described as follows:

**PARCEL 1:**

Lot 8 in Block E of the Amended Map of Subdivision No. 2 of Zephyr Cove Properties, Inc., according to the Map thereof, filed in the office of the County Recorder of Douglas County, Nevada on August 5, 1929, as Document No. 267.

APN; 1318-09-810-046

**PARCEL 2:**

An Undivided 1/7<sup>th</sup> interest in and to the following property:

Lot 1A in Block C as shown on the Amended Map of Zephyr Cove Properties, Inc., Subdivision No. 2, filed in the office of the recorder of Douglas County, Nevada, on August 5, 1929.

Excepting therefrom all that portion conveyed to Douglas County by Deed recorded November 6, 1995 in Book 1195, Page 765 as Document No. 374249, Official Records.

Also excepting therefrom all that portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to the land waterward of the line of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS. 321.595.

APN: 1318-09-810-010

APN: 1318-09-810-046

1. APN: 1318-09-810-046  
1318-09-810-010

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	Trust cert ok - kle

**STATE OF NEVADA  
DECLARATION OF VALUE**

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: Grant out of Trust for Refinance w/no 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 <u>[Signature]</u>	Capacity <u>grantor</u>
Signature _____	Capacity _____
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: <u>Scott Hilkene</u>	Print Name: <u>The Scott H. Hilkene Revocable Trust dated May 11, 1993</u>
Address: <u>7978 Dorado Ct.</u>	Address: <u>7978 Dorado Ct.</u>
City/State/Zip: <u>La Jolla, CA 92037</u>	City/State/Zip: <u>La Jolla, CA 92037</u>

**COMPANY REQUESTING RECORDING**

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00246266-016</u>
Address: <u>896 West Nye Lane, Suite 104 Carson City, NV 89703</u>	