

APN 1318-03-111-048

GRANTEES:

RICHARD J. NICE and
CATHERINE K. NICE, Trustees
RICHARD AND CATHERINE NICE 2000 LIVING TRUST
P.O. Box 1341
Zephyr Cove NV 89448

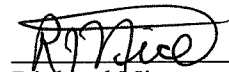
**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

Steven E. Tackes, Esq.
Kaempfer Crowell
510 West Fourth Street
Carson City, NV 89703

MAIL TAX STATEMENTS TO:

RICHARD J. NICE and
CATHERINE K. NICE, Trustees
RICHARD AND CATHERINE NICE 2000 LIVING TRUST
P.O. Box 1341
Zephyr Cove NV 89448

I affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).


Richard Nice

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE made this 15th day of January, 2020, between RICHARD NICE and CATHERINE NICE, husband and wife, as community property with right of survivorship, as Grantors and Party of the First Part; and RICHARD J. NICE and CATHERINE K. NICE, Trustees, or their successor, under the RICHARD AND CATHERINE NICE 2000 LIVING TRUST dated December 8, 2000, and any amendments thereto, as Grantees and Party of the Second Part.

WITNESSETH:

That the said Party of the First Part, for no consideration, does by these presents Grant, Bargain, Sell, and Convey unto the said Party of the Second Part, as aforesaid, all of their interest in the following described certain real property and improvements situated in the County of Douglas, State of Nevada, and more particularly described as follows:

Parcel 1

Lot 136 as shown on the map entitled "SKYLAND SUBDIVISION NO. 2", filed for record in the office of the County Recorder of Douglas County, Nevada, on July 22, 1959, as Document No. 14668.

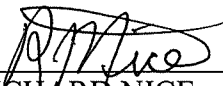
Parcel 2

The right to access the beach of Lake Tahoe over Lots 32 and 33, and of Skyland Subdivision No. 1, as reserved in the Deed from Stockton Garden Homes, Inc., a California corporation to Skyland Water Company, a Nevada corporation, recorded February 5, 1960, in Book 1 of Official Records, at page 268, Douglas County Nevada.


Legal description from Grant Bargain and Sale Deed recorded August 6, 2014, as Document No. 847483, Douglas County Recorder.

Also known as 190 Ray Way, Zephyr Cove, NV 89448; APN 13 18-03-111-048.

IN WITNESS WHEREOF, the Party of the First Part has caused this conveyance to be executed the day and year hereinabove first written.



RICHARD NICE
Grantor



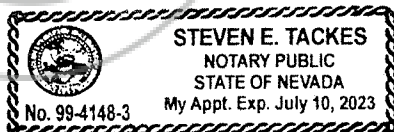
CATHERINE NICE
Grantor

ACKNOWLEDGMENT

STATE OF NEVADA }
CARSON CITY } ss.

On this 15th day of January, 2020, before me, the undersigned, a Notary Public, personally appeared RICHARD NICE and CATHERINE NICE known to me to be the persons described herein, who executed the foregoing Grant, Bargain and Sale Deed as Grantors, and they acknowledged to me that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year hereinabove written.





NOTARY PUBLIC (SEAL)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-03-111-048
- 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
- Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: <u>1/21/20 Trust Ok~A.B.</u>	

3. Total Value/Sales Price of Property

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 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: transfer without consideration to or from a trust

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 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 [Signature] Capacity Grantor
 Signature _____ Capacity _____

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

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

Print Name: Richard Nice and Catherine Nice
 Address: P.O. Box 1341
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Richard J. Nice and Catherine K. Nice, Trustees,
Richard and Catherine Nice 2000 Living Trust
 Address: P.O. Box 1341
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: Kaempfer Crowell Law Firm Escrow #: _____
 Address: 510 West Fourth St.
 City: Carson City State: NV Zip: 89703