

DOUGLAS COUNTY, NV

2020-950236

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

08/04/2020 09:35 AM

CA - OLD REPUBLIC TITLE COMPANY

KAREN ELLISON, RECORDER

E03

**Recording Requested By:
Old Republic Title**

Assessor's Parcel No:
1418-34-112-013

Grantors declare:
Documentary Transfer Tax is: \$.00

When Recorded Mail To:
(Tax Statements Same)

John B. Knepp
P.O. Box 1422
Zephyr Cove, NV 89448

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,
The John B. Knepp Living Trust, UTD April 1, 2020, John B. Knepp, Trustee

Doe(s) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

John B. Knepp, as Trustee of the John B. Knepp Living Trust dated 04/01/2020

All that certain property located and situated in the County of Douglas, State of Nevada, specifically described as follows:

See "Exhibit A" attached hereto and made a part hereof

WITNESS my hand this 28 day of JULY, 2020

The John B. Knepp Living Trust dated 04/01/2020

BY: John B. Knepp, Trustee
John B. Knepp, Trustee

COPY

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.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of EL DORADO)

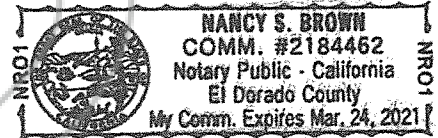
On 7/28/2020 before me, NANCY S. BROWN, NOTARY PUBLIC,
(here insert name and title of the officer)

personally appeared JOHN B. KNEPP

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 Nancy S. Brown

(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of GRANT, BARGAIN AND SALE DEED containing 3 pages, and dated 9/28/2020.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s) _____
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)

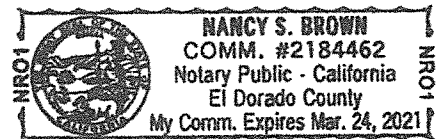


EXHIBIT "A"

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

Lot 84, as shown on the map of NORTH LAKERIDGE, including NORTH LAKERIDGE and revised portion of LAKERIDGE ESTATES NO. 2 filed in the Office of the County Recorder of Douglas County, Nevada on August 29, 1960 as Document No. 16529.

EXCEPTING THEREFROM that portion thereof that is described as follows: Beginning at the Southwesterly corner of said Lot 84, being on the Northwesterly line of Canyon Circle; thence along the Southwesterly line of said Lot 84 North $39^{\circ}36'37''$ West a distance of 62.63 feet; thence South $82^{\circ}13'37''$ East a distance of 36.08 feet; thence South $5^{\circ}30'16''$ East a distance of 43.58 feet to the point of beginning.

and

That portion of Lot 83, as shown on the map of NORTH LAKERIDGE AND REVISED PLAT OF PORTION OF LAKERIDGE ESTATES NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on August 29, 1960, that is described as follows:

Commencing at the Southwesterly corner of Lot 84, as shown on said map; being on the Northwesterly line of Canyon Circle; thence along the Southwesterly line of said Lot 84 North $39^{\circ}36'37''$ West a distance of 62.63 feet to the point of beginning; thence North $82^{\circ}13'37''$ West a distance of 56.00 feet; thence North $7^{\circ}46'41''$ East a distance of 51.52 feet to a point of the Southwesterly line of said Lot 84; thence along the Southwesterly line of said Lot 84 South $39^{\circ}36'37''$ East a distance of 76.10 feet to the point of beginning.

Together with the right to use the Westerly 15 feet of Lot 85, as shown on said map for driveway purposes, provided, however, that the right to use said portion Lot 85 shall not authorize the parking or standing of any vehicles or equipment on said strip of land or the blocking of said strip in any manner whatsoever.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 14, 2020, as Document No. 2020-944693 of Official Records.

APN: 1418-34-112-013

State Of Nevada
Declaration Of Value

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

- 1. Assessor Parcel Number(s)
 - a) 1418-34-112-013
 - 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:

3. Total Value/Sales Price of Property: \$.00
Deed in Lieu of Foreclosure Only (value of property): \$.00
Transfer Tax Value: \$.00
Real Property Transfer Tax Due: \$.00

3. If Exemption Claimed:
Transfer Tax Exemption : #7/ #3 Without Consideration
Explain Reason for Exemption: Correctory Trust Deed

1. 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 John B. Knepp
Signature John B. Knepp, Trustee

Capacity Owner
Capacity Owner

SELLER (GRANTOR) INFORMATION
REQUIRED
Print Name: John B. Knepp Living Trust
Address: P.O. Box 1422
City: Zephyr Cove
State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
REQUIRED
Print Name: John B. Knepp Living Trust
Address: P.O. Box 1412
City: Zephyr Cove
State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Old Republic Title Company
Address: 2482 Lake Tahoe Blvd.
City: South Lake Tahoe State: CA Zip: 96150

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)