

DOUGLAS COUNTY, NV **2020-953863**  
RPTT:\$312.00 Rec:\$40.00  
\$352.00 Pgs=3 10/05/2020 10:17 AM  
TICOR TITLE - RENO (MAIN)  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Michael Brock Richter, Trustee  
16065 River Oaks Court  
Reno, NV 89511

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2006467-LTF

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1418-34-310-005  
R.P.T.T. \$312.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That**

**Anne L. Pendleton, Surviving Trustee of the Bruce and Anne Pendleton Family Trust dated February 16, 2005 as to her 11.5385% interest**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to**

**Michael Brock Richter and Kristine Richter, Trustees of the Richter Living Trust dated March 20, 2015 as to an undivided 5.76925% interest and Brady J. Neugebauer, Trustee of the Brady J. Neugebauer Separate Property Trust dated May 30, 2014, as to an undivided 1.92309% interest, Tai Rosander and Mindi N. Rosander, Trustees of The Rosander Revocable Family Trust - 2016, as to an undivided 1.92308% interest and Tamra Neugebauer Wiltshire and Brian Michael Wiltshire, Trustees of the Neugebauer/Wiltshire 2011 Family Trust, as to an undivided 1.92308%% interest**

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

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

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

**Signature and notary acknowledgement on page two.**

The Bruce and Anne Pendleton Family Trust  
dated February 16, 2005

*Anne L. Pendleton*  
Anne L. Pendleton, Surviving Trustee

STATE OF NEVADA  
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on, September 22, 2020  
by Anne L. Pendleton

*Lori Frazer*  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02006467.

 **LORI FRAZER**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 07-4406-2 - Expires July 10, 2023

Escrow No. 2006467-LTF

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 9 as set forth on that certain final map Lakeside Cove Resort, a Planned Unit Development recorded June 28, 1993, in Book 693, page 6211, as Document No. 311003.

Together with an undivided 1/11th interest in Lot 12 (common area) as set forth on the herein above mentioned subdivision.

Excepting any 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: 1418-34-310-005

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1418-34-310-005  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 80,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 80,000.00  
 d. Real Property Transfer Tax Due: \$ 312.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 11.5385%

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 *Anne L. Pendleton* Capacity Grantor  
 Signature *Brady J. Neugebauer* Capacity Grantee

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

Print Name: Anne L. Pendleton, Surviving Trustee of the Bruce and Anne Pendleton Family Trust dated February 16, 2005 as to an undivided 11.5385% interest

Address: 4053 Waterhole Circle  
 City: Reno  
 State: NV Zip: 89519

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

Print Name: Brady J. Neugebauer, Trustee of the Brady J. Neugebauer Separate Property Trust dated May 30, 2014, Tai Rosander and Mindi N. Rosander, Trustees of The Rosander Revocable Family Trust - 2016, Tamra Neugebauer Wiltshire and Brian Michael Wiltshire, Trustees of the Neugebauer/Wiltshire 2011 Family Trust, and Michael Brock Richter and Kristine Richter, Trustees of the Richter Living Trust

Address: 16065 RIVER CREEK CT.  
 City: Reno  
 State: NV Zip: 89511

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02006467-001-LTF  
 Address: 5441 Kietzke Lane, Suite 100  
 City, State, Zip: Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

COPY