

DOUGLAS COUNTY, NV **2020-953865**  
RPTT:\$0.00 Rec:\$40.00  
\$40.00 Pgs=2 10/05/2020 10:17 AM  
TICOR TITLE - RENO (MAIN)  
KAREN ELLISON, RECORDER E05

WHEN RECORDED MAIL TO:  
Kristen Elizabeth Kreutzian  
3370 Meridian Court  
Reno, NV 89509

MAIL TAX STATEMENTS TO:  
Same as above

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)

Escrow No. 2006467-LTF  
APN 1418-34-310-005  
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Joseph P. Kreutzian, a married man, spouse of the Grantee FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

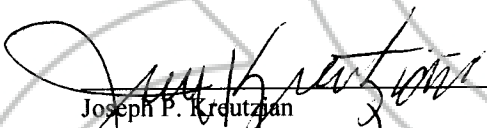
Kristen Elizabeth Kreutzian, a married woman as her sole and separate property

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.

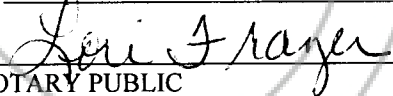
It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

  
\_\_\_\_\_  
Joseph P. Kreutzian

STATE OF NEVADA  
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on September 24, 2020,  
by Joseph P. Kreutzian

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

 **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) \_\_\_\_\_
- 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 \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
Notes: \_\_\_\_\_

**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 5
- b. Explain Reason for Exemption: Transfer of title between spouses without consideration

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 [Signature] Capacity Grantor  
 Signature [Signature] Capacity Grantee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Joseph P. Kreutzian  
 Address: 3370 Meridian Court  
 City: Reno  
 State: NV Zip: 89509

Print Name: Kristen Elizabeth Kreutzian  
 Address: 3370 Meridian Court  
 City: Reno  
 State: NV Zip: 89509

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2006467-LTF  
 Address: 5441 Kietzke Lane, #100  
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)