

DOUGLAS COUNTY, NV

2020-953866

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

10/05/2020 10:17 AM

TICOR TITLE - RENO (MAIN)

KAREN ELLISON, RECORDER

E07

WHEN RECORDED MAIL TO:

Michael Brock Richter and Kristine Richter, Trustees
of the Richter Living Trust
16065 River Oaks Court
Reno, NV 89511

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 No.: 1418-34-310-005

R.P.T.T.

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Kristen Elizabeth Kreutzian, a married woman and Michael Brock Richter, a married man as to their undivided 16.5% interest

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do 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 8.25% interest and Joseph P. Kreutzian and Kristen E. Kreutzian, Trustees under the Kreutzian Family Trust u/d/t August 14, 2019 as to an undivided 8.25% 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.



[Handwritten signature]

Kristen Elizabeth Kreutzian

[Handwritten signature]

Michael Brock Richter

STATE OF NEVADA
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on
by Kristen Elizabeth Kreutzian

September 24^{LF}, 2020

[Handwritten signature]
NOTARY PUBLIC



STATE OF NEVADA
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on
by Michael Brock Richter

September 23^{LF}, 2020

[Handwritten signature]
NOTARY PUBLIC



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) [x] 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:
Verified Trusts - JS

3. Total Value/Sales Price of Property:
Deed in Lieu of Foreclosure Only (value of property) \$0.00
Transfer Tax Value \$0.00
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 of Title recognizing true status of ownership - TRANSFER INTO TRUST WITH NO 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.

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

Table with 2 columns: SELLER (GRANTOR) INFORMATION (REQUIRED) and BUYER (GRANTEE) INFORMATION (REQUIRED). Includes fields for Print Name, Address, City, State, and Zip.

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: e State: NV Zip: 89511