

Assessor's Parcel No.: 1418-34-310-005

RECORDING REQUESTED BY, MAIL
TAX STATEMENT TO, AND WHEN
RECORDED MAIL TO:

Eric B. Pendleton
~~001/W. Moana Lane, Suite A/~~ 166 Greenridge Dr.
Reno, Nevada 89509

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

Signature of Declarant or Agent

GRANT DEED

Bruce Pendleton is deceased and the below property has been allocated to the Survivor's Trust under The Bruce and Anne Pendleton Family Trust Agreement. Anne L. Pendleton, as sole Trustee of the Survivor's Trust under The Bruce and Anne Pendleton Family Trust Agreement, hereby grants, transfers, and assigns to Eric B Pendleton, a married man as his sole and separate property, an undivided 21% interest in the real property located in Douglas County, Nevada, described on Exhibit A attached hereto and incorporated herein by reference.

Together with all tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues, or profits thereof.

This conveyance is subject to the following liens and encumbrances:

- 1. General, special, and any supplemental county taxes and assessments not delinquent.

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THIS DOCUMENT IS BEING RECORDED
AS AN ACCOMMODATION ONLY. NO
LIABILITY IS ASSUMED HEREBY.

2. Encumbrances, liens, covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

Dated this 16 day of December, 2019.

The Bruce and Anne Pendleton
Family Trust

By: *Anne L. Pendleton*
Anne L. Pendleton, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF Washoe)

This Grant Deed was acknowledged before me on December 16, 2019,
by Anne L. Pendleton.

Sue A. Mann
Notary Public

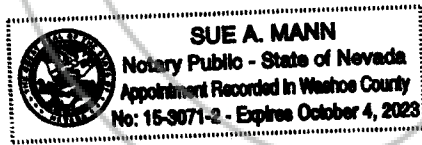


Exhibit A

LEGAL DESCRIPTION

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 therefrom any portion of the herein above described premises lying below the High Water Elevation of 6228 feet above sea level.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1418-34-310-005
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Verified Trust - JS</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ 168,000 / no sale
 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: 21 %

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

(REQUIRED)

Print Name: Bruce and Anne Pendleton Family Trust
 Address: 4053 Water Hole Circle
 City: Reno
 State: NV Zip: 89509

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Eric B. Pendleton
 Address: 601 W. Moana Lane, Suite 4 166 Greenridge Dr.
 City: Reno
 State: NV Zip: 89509

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Maupin, Cox & LeGoy Escrow # N/A
 Address: 4785 Caughlin Parkway
 City: Reno State: NV Zip: 89519

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)