

A.P.N. No. 1318-16-710-008
R.P.T.T. \$3,705.00

Recording Requested By:

Buyer and seller

Mai/ Tax Statements To: *Same as below*
When Recorded Mail To:

Robert C. Schulze Jr.
8899 Currey Road
Dixon, CA 95620



KAREN ELLISON, RECORDER

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Mark Schulze, a married man, as his sole and separate property**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Robert C. Schulze, Jr. and Jeanette Schulze, a married couple, as trustees of the RS and JS Family trust, dated June 12, 2020, as to an undivided 1/6 interest, as tenants in common**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:
See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated; November 1, 2020

Mark C.Schulze

This instrument was acknowledged before me on the _____ day of _____, 2020

By: Mark C. Schulze

Signature: _____
Notary Public

See attached certificate

ACKNOWLEDGMENT

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.

State of California
County of Marin)

On 11/6/2020 before me, Athena Marie Barouxis, Notary Public
(insert name and title of the officer)

personally appeared Mark C. Schulze
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  (Seal)

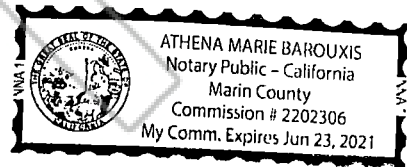


EXHIBIT A

LEGAL DESCRIPTION

(462 Lakeview Avenue, Zephyr Cove, NV)

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 95 as the same is laid down, delineated and numbered upon a certain Map entitled "Amended Plat of the ELKS Subdivision, Lake Tahoe, Nevada," (filed In the Office of the County Recorder of said County of Douglas on January 5, 1928 and also as shown on the **SECOND AMENDED PLAT OF THE ELKS SUBDIVISION**, filed In the Office of the County Recorder of Douglas County, Nevada, on June 5, 1952, In Book 1, Page 33 as Document No. 08537.

TOGETHER WITH that portion of Lot 94, described as follows:

Commencing at the Southeast corner of Lot 94, as shown on the official "Second Amended Map of Elks Subdivision", filed for record In the Office of the Douglas County Recorder, State of Nevada, thence from the point of commencement along the Easterly line of said Lot 94, North $21^{\circ} 36' 05''$ West a distance of 110.00 feet to the most Northerly corner thereof, thence along the Northwesterly line of said lot South $32^{\circ} 32' 35''$ West a distance of 26.10 feet; thence leaving the Northwesterly line of said lot South $18^{\circ} 23' 29''$ East a distance of 93.52 feet to a point on the Southerly line of said Lot 94, a point on the Northerly line of Lakeview Avenue, thence along a curve to the left with a radius of 260.57 feet, angle of $5^{\circ} 48' 45''$ an arc length of 26.43 feet to the **POINT OF COMMENCEMENT**.

APN: 1318-16-710-008

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-16-710-008
 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	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ \$950,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ \$950,000.00
 Real Property Transfer Tax Due: \$ \$3,705.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____
Note: Consideration based on 1/6th interest

5. Partial Interest: Percentage being transferred: 16.67 %

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 375.039, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Robert C. Schulze Capacity _____ Buyer
 Signature _____ Capacity _____ Seller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mark Schulze
 Address: 1405 San Antonio
 City: Alameda
 State: CA Zip: 94501

Print Name: RS and JS Family Trust (June 12, 2020)
 Address: 8899 Currey Rd.
 City: Dixon
 State: CA Zip: 95620

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____