

DOUGLAS COUNTY, NV **2021-959362**
RPTT:\$5655.00 Rec:\$40.00
\$5,695.00 Pgs=3 01/04/2021 12:55 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1318-15-410-005

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Stephen E. Tetsch
43 Buckskin Road
Bell Canyon CA 91307-1121

ESCROW NO: 11001178-JML

RPTT \$5,655.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Lawrence J Fry, Trustee of the K Fry Trust dated February 18, 1991**

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

Stephen E. Tetsch Trustee of The Stephen E. Tetsch Trust u/d/t dated March 5, 1999

all that real property situated in the unincorporated area of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

Lawrence J Fry, Trustee of the K Fry Trust dated
February 18, 1991

Lawrence J. Fry, Trustee
Lawrence J Fry, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 12/23/2020.

by Lawrence J Fry

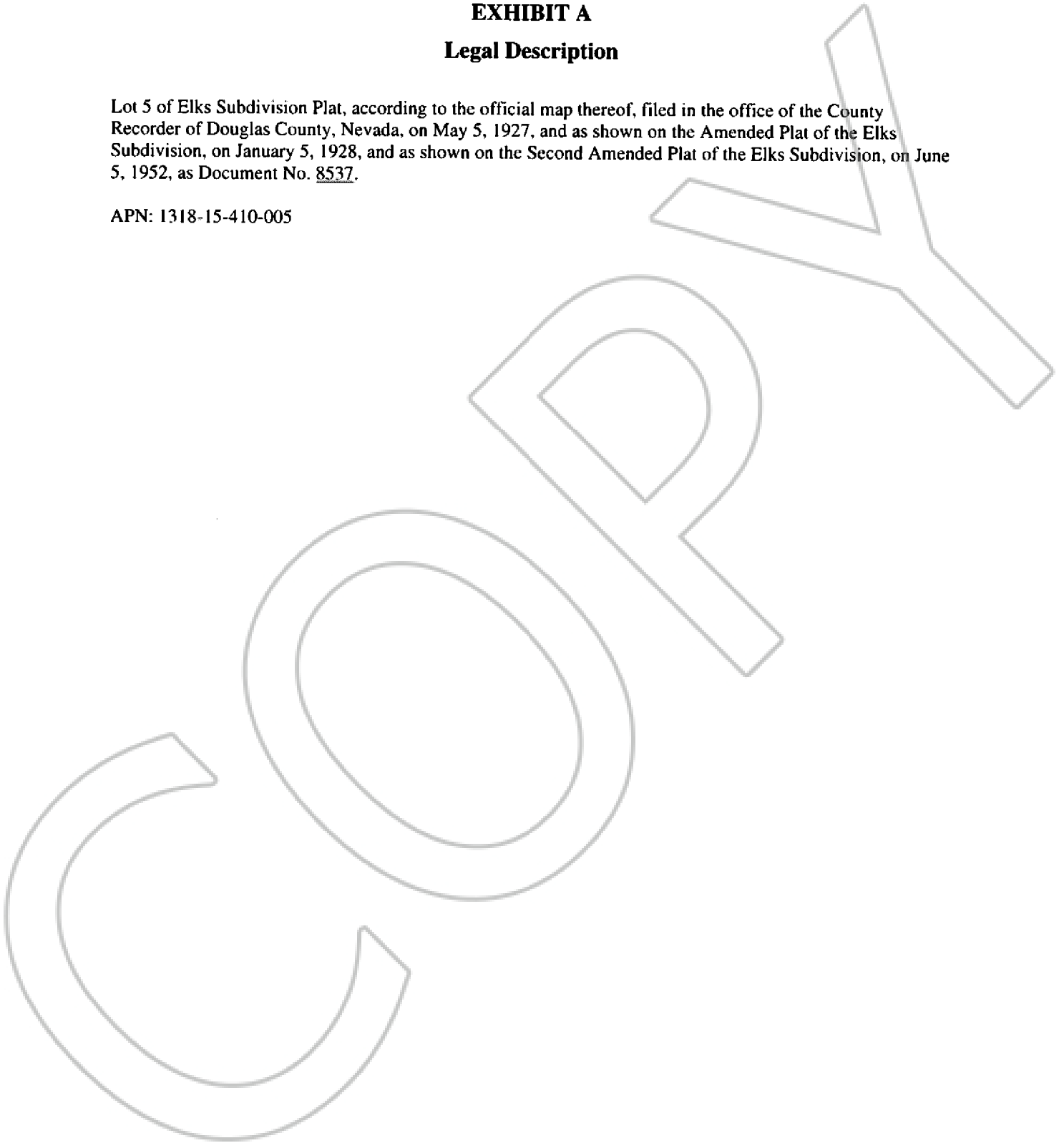
[Signature]
Notary Public (seal)



EXHIBIT A
Legal Description

Lot 5 of Elks Subdivision Plat, according to the official map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on May 5, 1927, and as shown on the Amended Plat of the Elks Subdivision, on January 5, 1928, and as shown on the Second Amended Plat of the Elks Subdivision, on June 5, 1952, as Document No. 8537.

APN: 1318-15-410-005



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a. 1318-15-410-005
 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'Vnd'l
 g. Agricultural
 h. Mobile Home
 i. Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 1,450,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 1,450,000.00
 d. Real Property Transfer Tax Due: \$ 5,655.00

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

5. Partial Interest: Percentage being transferred: _____ %

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: *Lawrence J Fry, Trustee* Capacity: Grantor
 Signature: *[Signature]* Capacity: Grantee Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Lawrence J Fry, Trustee of the K Fry Trust dated February 18, 1991
 Address: PO Box 11182
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Stephen E. Tetsch Trustee of The Stephen E. Tetsch Trust w/d/t dated March 5, 1999
 Address: 43 BUCKSKIN RD
 City: Bell Canyon
 State: Zip: CA 91307-1121

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

Print Name: Signature Title Company LLC Escrow No.: 11001178-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED