

APN: 1418-10-501-007

**WHEN RECORDED MAIL TO:**  
NATALIE DELAGNES TALBOTT  
Delagnes, Linder & Duey, LLP  
300 Montgomery Street, Suite 1050  
San Francisco, CA 94104-1919

**Mail Tax Statements to:**  
Dianne Daiss Felton and  
Paul J. Felton  
P.O. Box 50  
Glenbrook, NV 89413



KAREN ELLISON, RECORDER E07

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The Undersigned Grantors Declare: Transfer of title from a trust without consideration. Transfer Tax is \$0, Exemption 7.

Unincorporated Area City of Natale Delagnes  
Parcel No. 01-060-14 Declarant, Natalie Delagnes Talbott, Attorney  
 Computed on full value of interest or property conveyed, or  
 Computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Dianne Daiss Felton and Paul J. Felton, Trustees of the Felton Family Revocable Inter Vivos Trust**

hereby GRANT to **Sarah Coverley and Jeffrey Vathayanon, Trustees of the Hakela Lorene Felton 1997 Irrevocable Trust dated June 10, 1997 as to an undivided fifty percent (50%) interest; and Sarah Coverley and Jeffrey Vathayanon, Trustees of the Jacqueline Daiss Felton 1995 Irrevocable Trust dated July 3, 1995 as to an undivided fifty percent (50%) interest**

the following described property in the unincorporated area of the County of Douglas, State of Nevada:  
See "**Exhibit A**" attached hereto and made a part hereof.

Commonly known as **11 Golf Links Road, Glenbrook, Nevada 89413**

Dated: Nov. 30, 2020

Felton Family Revocable Inter Vivos Trust

[Signature]  
Dianne Daiss Felton, Trustee

[Signature]  
Paul J. Felton, Trustee

# CERTIFICATE OF 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 Nevada )  
County of Carson City )

On December 30, 2020, before me, Risha Lee Simpson, a Notary Public, personally appeared **DIANNE DAISS FELTON** and **PAUL J. FELTON**, 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Risha Lee Simpson

\_\_\_\_\_, Notary Public

(Seal)



## Exhibit A

11 Golf Links Road, Glenbrook, Nevada 89413

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### Legal Description

The real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of Section 10, Township 14 North, Range 18, East, M.D.M., more particularly described as follows:

Portions of Lots 7, 8 and 9 of Block E, Glenbrook Links, Lake Tahoe as said lots and Blocks are delineated and so designated upon that certain map entitled "Map of Glenbrook Links, Lake Tahoe, situated in Section 10, Township 14 North, Range 18 East, M.D.M., Glenbrook, Douglas County, Nevada, June 1911" which said map was recorded in the Office of the County Recorder of the County of Douglas State of Nevada, in Book B., of Miscellaneous Records, at page 326, more particularly described as follows:

Beginning at the intersection of the westerly line of the main roadway with the Southwesterly line of said corner of said Lot 7;  
Thence North 33 03 29 West 183.68 feet (record North 33 12 West, 183.64 feet) to the Northwesterly corner of said Lot 9;  
Thence North 56 48 East 100 feet to the Northeasterly corner of said Lot 9  
Thence along said Westerly line of said main roadway South 18 27 East, 6.48 feet;  
Thence South 06 21 35 East 129.45 feet (record South 06 35 East 129.15 feet)  
Thence South 00 06 East 73.90 feet to the Point of Beginning

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.

Per NRS 111.312, this legal description was previously recorded at Document No. 473831  
Book No. 899, Page # 748, on August 4, 1999.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-10-501-007  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Trust</u>	

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

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: A transfer of title from a trust without consideration.  
A copy of the Certificate of Trust is attached.

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 [Signature] Capacity \_\_\_\_\_ Grantor

Signature [Signature] Capacity \_\_\_\_\_ Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Dianne Daiss Felton and Paul J. Felton  
 Address: P.O. Box 50  
 City: Glenbrook  
 State: Nevada Zip: 89413

Print Name: Sarah Coverley and Jeffrey Vathayanon, Trustees  
 Address: 3470 GS Richards Boulevard  
 City: Carson City  
 State: Nevada Zip: 89703

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Natalie Delagnes Talbott Escrow # \_\_\_\_\_  
 Address: 300 Montgomery Street, Suite 1050  
 City: San Francisco State: California Zip: 94104

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)