



KAREN ELLISON, RECORDER E07

Recording Requested by and
When recorded, Mail tax statements to:
Sharon Dee Martin
P.O. Box 11654
Zephyr Cove, NV 89448

A..P.N. # 1318-15-702-006

WARRANTY DEED

The undersigned declare:

- (1) Documentary transfer tax is NONE.
- (2) Pursuant to NRS 375.090 Section 7.
- (3) Transfer to a Grantor Revocable Living Trust with Certification provided.
- (4) For No Consideration.

FOR NO CONSIDERATION, **SHARON MARTIN**, a single woman, whose address is P.O. Box 11654 Zephyr Cove, NV 89448, does hereby REMISE, RELEASE AND FOREVER GRANT TO **SHARON DEE MARTIN**, trustee of The Pauwela Trust dated February 22, 2020, with full power and authority to sell, lease, borrow, encumber, hypothecate, mortgage, pledge or otherwise deal with and dispose of any of the lands and other property or interests of the trust estate according to terms of said trust instrument, whose address is P.O. Box 11654, Zephyr Cove, NV 89448, all of her right, title and interest in and to the following described real property in the area of Zephyr Cove, County of Douglas, State of Nevada:

Commonly known as: 482 Units A, B, C McFaul Way, Zephyr Cove, NV 89448

FOR DESCRIPTION, SEE EXHIBIT "A" ATTACHED AND INCLUDED HEREIN .

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.

AND the Grantor covenants with the Grantee that the former is now seised in fee simple of the property granted; that the latter shall enjoy the same without any lawful disturbances; that the same is free from all encumbrances, except the liens and encumbrances created or permitted by the Grantee after the date hereof; and that the Grantor will WARRANT and DEFEND the Grantee against the lawful claims and demands of all persons claiming the whole or any part of the above bargained and granted lands and premises.

Dated: 12-3-2020

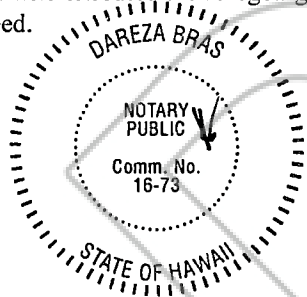
Sharon Martin
SHARON MARTIN

CERTIFICATE OF ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF HAWAII)
COUNTY OF MAUI)

On this 3 day of December, 20 20, before me personally appeared **SHARON MARTIN** to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same in her free act and deed.
Witness my hand and official seal.

(Notary Seal)



DAREZA BRAS

Notary Public, State of Hawaii

Notary Name: DAREZA BRAS

My commission expires: 12/29/2024

NOTARY CERTIFICATE (Hawaii Administrative Rules §5-11-8)

Doc Date: 12/07/2020 # of pages: Second Circuit

Document Description: Warranty Deed

Notary Name: DAREZA BRAS

DAREZA BRAS

12/07/2020

Notary Signature

Date

(Notary Stamp or Seal)

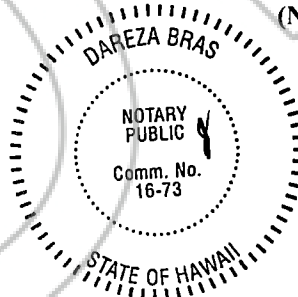


EXHIBIT "A"

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

The land referred to is situate in the Southeast 1/4 of Section 15, Township 13 North, Range 18 East, County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at the intersection of the Northwesterly line of Parcel 2 as described in that certain instrument recorded December 11 1964, in Book 28 of Official Records, at Page 284, Douglas County, Nevada, and of the Southwesterly line of McFaul Way as shown on the certain map of ROUND HILL VILLAGE UNIT NO. 1 filed in the office of the Recorder of Douglas County, Nevada, on April 21, 1965 under Document No. 27741; said point being also described as being South 47°13'00" West 30.00 feet and North 42°47'00" West 221.52 feet from the Southerly terminus of that certain course in McFaul way shown as North 42°47'00" West 265.81 feet on said map; thence South 42°24'00" West 180.00 feet; thence North 47°36' West 170.24 feet; thence North 26°44' East 36.8 feet to the TRUE POINT OF BEGINNING, which is the most Westerly corner of this parcel; thence continuing North 26°44' East 89.2 feet to the most Northerly corner of this parcel; thence South 63°16' East 62.0 feet; thence South 11°13'30" West 26.15 feet; thence South 26°44' West 64.0 feet to the most Southerly corner of this parcel; thence North 63°16' West 69.0 feet to the TRUE POINT OF BEGINNING.

TOGETHER with the right to use a strip of land 25 feet in width contiguous to the Northwesterly side of Parcel 5, described in Exhibit A attached to deed or Trust recorded in Book 35 of Official Records at Page 663, for roadway purposes, and for the installation, operation, repair and replacement of sewer mains and public utility service.

TOGETHER with an undivided one-sixth interest in and to the following parcel of land:

COMMENCING at the intersection of the Northwesterly line of Parcel 2 as described in that certain instrument recorded December 11, 1964, in Book 28 at Page 284, Douglas County, Nevada and of the Southwesterly line of McFaul Way as shown on the certain map of ROUND HILL VILLAGE UNIT NO. 1, filed in the office of the Recorder of Douglas County, Nevada on April 21, 1965 under Document No. 27741: said point being also described as being South $47^{\circ}13'00''$ West 30.00 feet and North $42^{\circ}47'00''$ West 221.52 feet from the Southerly terminus of that certain course in McFaul Way shown as North $42^{\circ}47'00''$ West 265.81 feet on said map; thence North $42^{\circ}47'$ West along the Southwesterly right-of-way line of McFaul Way 44.29 feet; thence South $83^{\circ}42'$ West 58.5 feet; thence South $21^{\circ}02'05''$ West 10.21 feet to the most Easterly corner of this parcel, the TRUE POINT OF BEGINNING thence continuing South $21^{\circ}02'05''$ West 45.38 feet; thence South $42^{\circ}24'$ West 34.0 feet to the most Southerly corner of this parcel; thence North $47^{\circ}31'50''$ West 51.24 feet to the most Westerly corner of this parcel; thence North $26^{\circ}44'$ East 64.0 feet to the most Northerly corner of this parcel; thence South $63^{\circ}16'$ East 54.0 feet to the TRUE POINT OF BEGINNING.

Previously recorded as DOC #189492, BOOK 1088,
Page 3725 on 10/27/1988.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-15-702-006
 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: 2/2/21
 NOTES: Just ok
mtg

3. Total Value/Sales Price of Property: \$0.00
 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 to a Grantor Revocable Living Trust
SA without consideration.

5. Partial Interest: Percentage being transferred: 100.00 %

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 Sharon Martin Capacity Individual

Signature Sharon Martin Capacity Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Sharon Martin
 Address: P.O. Box 11654
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Sharon Dee Martin
 Address: P.O. Box 11654
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____