

DOUGLAS COUNTY, NV

2021-967896

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

05/21/2021 02:27 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E05

APN: 1318-03-210-017

R.P.T.T.: \$0.00

Escrow No.: 21016988-DR

When Recorded Return To:

Lori Lutes
2443 Fair Oaks Blvd #396
Sacramento, CA 95824

Mall Tax Statements to:

SPACE ABOVE FOR RECORDER'S USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, James Steven Lutes, spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to Lori Lutes, a married woman all that real property situate in the City of Zephyr Cove, County of DOUGLAS, State of Nevada, described as follows:

PARCEL NO. 1:

ALL THAT PORTION OF PARCEL A AS SHOWN ON THE MAP OF SKYLAND SUBDIVISION NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 27, 1958, AS FILE NO. 12967, THAT IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 31 IN SAID SUBDIVISION, THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID PARCEL A, THE FOLLOWING COURSES AND DISTANCES: NORTH 53° 35' 30" WEST 57.63 FEET; NORTH 6° 54'40" WEST 33.24 FEET; NORTH 47° 49' WEST 43.18 FEET; SOUTH 34° 52'30" WEST 40.22 FEET; THENCE SOUTH 54° 02' WEST 16.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID PARCEL A, THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 54° 02' WEST 123.62 FEET, AND SOUTH 15° 33' WEST A DISTANCE OF 34.00 FEET; THENCE LEAVING SAID LINE SOUTH 74° 27' EAST 105.00 FEET; THENCE NORTH 0° 22' 20" WEST 11.00 FEET; THENCE NORTH 21° 19' 53" EAST 29.66 FEET; THENCE NORTH 1° 38' 29" WEST A DISTANCE OF 94.92 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

A NON-EXCLUSIVE RIGHT OF WAY AND EASEMENT FOR INGRESS TO AND EGRESS FROM THE ABOVE-DESCRIBED PARCEL TO SKYLAND COURT, AS SHOWN ON THE MAP OF SKYLAND SUBDIVISION NO. 1, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 27, 1958, OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF LOT 32 IN SAID SUBDIVISION, THENCE SOUTH 89° 48' 10" WEST A DISTANCE OF 166.87 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0° 11' 50" EAST ALONG THE WESTERLY LINE OF SAID LOT 32 A DISTANCE OF 69.28 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL A, AS SHOWN ON THE MAP OF SAID SUBDIVISION; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL A THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 60° 38'50" WEST 107.02 FEET; AND NORTH 45° 21' WEST A DISTANCE OF 60.41 FEET; THENCE LEAVING SAID LINE NORTH 47° 37' 40" EAST A DISTANCE OF 12.82 FEET; THENCE NORTH 0° 22' 20" WEST A DISTANCE OF 69.27 FEET; THENCE NORTH 21°

SPACE BELOW FOR RECORDER

19' 53" EAST 29.66 FEET; THENCE SOUTH 89° 38' 00" EAST 45.34 FEET; THENCE SOUTH 16° 55' 13" EAST 63.98 FEET; THENCE NORTH 89° 48' 10" EAST A DISTANCE OF 52.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 31 AS SHOWN ON THE MAP OF SAID SUBDIVISION; THENCE ALONG SAID LINE SOUTH 0° 11' 50" EAST A DISTANCE OF 45.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE ALONG THE SOUTHERLY LINE OF LOT 31 AND LOT 30 NORTH 89° 48' 10" A DISTANCE OF 150.00 FEET; THENCE SOUTH 34° 11' 10" EAST A DISTANCE OF 30.15 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 31 OF SAID SKYLAND SUBDIVISION NO. 1 AS SHOWN ON THE OFFICIAL MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON FEBRUARY 27, 1958 AS FILE NO. 12967; THENCE 0° 11' 50" WEST ALONG THE WEST LINE OF SAID LOT 31, 45.00 FEET; THENCE SOUTH 89° 48' 10" WEST 52.00 FEET; THENCE NORTH 16° 55' 13" WEST 63.98 FEET; THENCE NORTH 89° 38' 00" WEST 45.34 FEET; THENCE SOUTH 21° 19' 53" WEST 29.66 FEET; THENCE SOUTH 0° 22' 20" EAST 11.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0° 22' 20" EAST 58.57 FEET; THENCE SOUTH 47° 37' 40" WEST 12.82 FEET; THENCE SOUTH 45° 21' 00" EAST 60.10 FEET; THENCE NORTH 3° 03' 50" WEST 101.73 FEET; THENCE NORTH 74° 27' 00" WEST 29.30 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING EASTERLY OF THE EASTERN BOUNDARY OF PARCEL "A", AS SAID PARCEL "A" IS SHOWN UPON THE OFFICIAL MAP OF SKYLAND SUBDIVISION NO. 1, HEREIN REFERRED TO.

PARCEL NO. 3:

PERPETUAL RIGHT OF ACCESS TO THE WATER OF LAKE TAHOE FOR BEACH AND RECREATIONAL PURPOSES AS SET FORTH AND AS RESERVED IN DEED FROM STOCKTON GARDEN HOMES, INC. A CALIFORNIA CORPORATION, RECORDED FEBRUARY 5, 1960, IN BOOK 1 OF DEEDS, PAGE 268 OF OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED AUGUST 5, 1999 IN BOOK 899, PAGE 923 AS INSTRUMENT NO. 473878, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

APN: 1318-03-210-017

It is the intent of Grantor herein to divest himself of any right, title and interest in and to the above described real property including any community property interest.


TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SPACE BELOW FOR RECORDER

Page 2 of the Deed (signature page).

Escrow No.: 21016988-DR

Dated this 20 day of MAY, 2021.


James Steven Lutes

STATE OF NEVADA

COUNTY OF _____ *CM*

This instrument was acknowledged before me on this _____ day of _____, 20__, by James Steven Lutes.

Notary Public

CALIFORNIA NOTARIAL
CERTIFICATE ATTACHED

SPACE BELOW FOR RECORDER _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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.

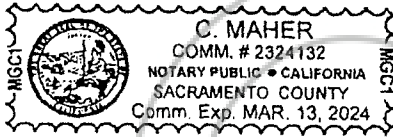
State of California)
County of Sacramento)

On May 20, 2021 before me, C. Maher, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared James Steven Lutes
Name(s) of Signer(s)

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 C. Maher
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Deed Document Date: 5/20/21
Number of Pages: 4 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)
Signer's Name: _____ Signer's Name: _____
 Corporate Officer -- Title(s): _____ Corporate Officer -- Title(s): _____
 Partner -- Limited General Partner -- Limited General
 Individual Attorney In Fact Individual Attorney In Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: _____ Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-03-210-017
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: _____ \$
 b. Deed in Lieu of Foreclosure Only (value of property) _____ \$
 c. Transfer Tax Value: _____ \$
 d. Real Property Transfer Tax Due: _____ \$0

4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: 1st degree consanguinity or affinity - spouses
 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 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: _____ Capacity: Grantor
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James Steven Lutes
 Address: 2443 Fair Oaks Blvd #396
 City: Sacramento
 State: CA Zip: 95825

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Lori Lutes, a married woman
 Address: 2443 Fair Oaks Blvd #396
 City: Sacramento
 State: CA Zip: 95825

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21016988-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED