

**ASSESSOR'S PARCEL NO. 1318-03-110-010**

**WHEN RECORDED MAIL TO:**

MARTIN A. NEUMANN, ESQ.  
WEINSTOCK MANION, A LAW  
CORPORATION  
1875 CENTURY PARK EAST  
SUITE 2000  
LOS ANGELES, CA 90067

**MAIL TAX NOTICES TO:**

GILLIAN R. KALTMAN  
GAYE RUSSELL-BRUCE  
3003 SHADOW BROOK LANE  
WESTLAKE VILLAGE, CA 91361

## WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GILLIAN R. KALTMAN, Trustee, under the GILLIAN R. KALTMAN TAHOE II TRUST CREATED UNDER THE NANCY HEINZ RUSSELL QUALIFIED PERSONAL RESIDENCE TRUST--TAHOE II dated December 13, 2000, as to an undivided 25% interest, and GAYE RUSSELL-BRUCE, Trustee, under the GAYE RUSSELL-BRUCE TAHOE II TRUST CREATED UNDER THE NANCY HEINZ RUSSELL QUALIFIED PERSONAL RESIDENCE TRUST--TAHOE II dated December 13, 2000, as to an undivided 25% interest (together herein, "Grantor"), each of whose address is 3003 Shadow Brook Lane, Westlake Village, CA 91361, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to GILLIAN R. KALTMAN, an unmarried woman, and GAYE RUSSELL-BRUCE, a married woman, as her sole and separate property, as tenants in common (together herein, "Grantee"), each of whose address is 3003 Shadow Brook Lane, Westlake Village, CA 91361, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1078 Skyland Drive, Zephyr Cove, NV 89448

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.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 10 day of May, 2021.

**GRANTOR:**

GILLIAN R. KALTMAN TAHOE II TRUST  
CREATED UNDER THE NANCY HEINZ  
RUSSELL QUALIFIED PERSONAL  
RESIDENCE TRUST--TAHOE II dated  
December 13, 2000

  
GILLIAN R. KALTMAN, Trustee

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.

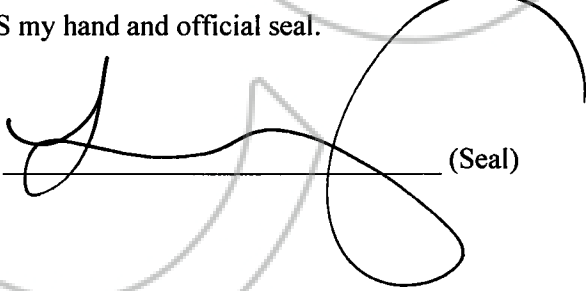
**ACKNOWLEDGMENT**

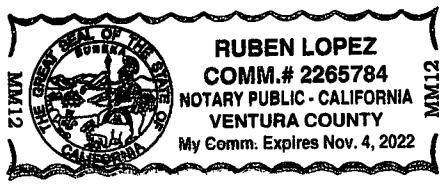
State of California )  
County of VENTURA )

On MAY 10 2021 before me, RUBEN LOPEZ —  
personally appeared GILLIAN R. KALTMAN, 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)



**GRANTOR:**

GAYE RUSSELL-BRUCE TAHOE II TRUST  
CREATED UNDER THE NANCY HEINZ  
RUSSELL QUALIFIED PERSONAL  
RESIDENCE TRUST--TAHOE II dated  
December 13, 2000

*Gaye Russell-Bruce trustee*  
GAYE RUSSELL-BRUCE, Trustee

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.

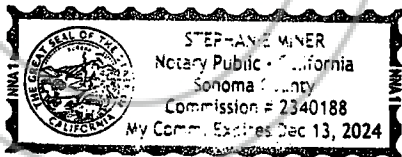
**ACKNOWLEDGMENT**

State of California )  
County of Sonoma )

On 4/26/21 before me, Stephanie Miner - Notary,  
personally appeared Gaye Russell - Bruce, 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.

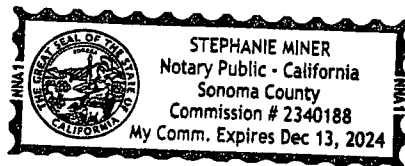
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.



Signature


(Seal)



\*\*\*\*\*

**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

  
\_\_\_\_\_  
Gillian R. Kaltman  
Title: Grantee

  
\_\_\_\_\_  
Gaye Russell-Bruce  
Title: Grantee



**EXHIBIT A**

The following described real property in the County of Douglas, State of Nevada:

Lot 7, as shown on the map of Skyland Subdivision Unit No. 1, filed in the Offices of the County Recorder of Douglas County, Nevada on February 27, 1958, in Book 1, page 181, as Document No. 12967, Official Records.

TOGETHER WITH the right of access to the waters of Lake Tahoe and for beach and recreational purposes over Lots 32 and 33 as shown on the filed map referred to herein as reserved in the deed from Stockton Garden Homes, Inc., a California Corporation, recorded February 5, 1960 in Book 1, Page 268, Douglas County, Nevada Records.

Excepting therefrom any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to said land waterward of said line of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00, Lake Tahoe Datum, established by NRS 321.595.

Per NRS 111.312, this legal description was previously recorded as Document No. 0698867, on April 11, 2007, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-03-110-010  
 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  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 6/7/21 Trust OK~A.B.

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 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 from trust without consideration

5. Partial Interest: Percentage being transferred: 50.00 %

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 [Signature] Capacity GRANTOR

Signature [Signature] Capacity GRANTOR

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Gillman R. Kaltman Tahoe II Trust  
Gaye Russell Bruce Tahoe II Trust  
 Address: 3003 Shadow Brook Lane  
 City: Westlake Village  
 State: CA Zip: 91361

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Gillman R. Kaltman and Gaye  
Russell Bruce  
 Address: 3003 Shadow Brook Lane  
 City: Westlake Village  
 State: CA Zip: 91361

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: US Deeds, PA Escrow #: \_\_\_\_\_  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: FL Zip: 33511

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

5. Assessor Parcel Number(s)  
 a) 1318-03-110-010  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
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6. 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  
 Other \_\_\_\_\_

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: 6/7/21 Trust OK~A.B.

7. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due \$ 0.00

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 d. Explain Reason for Exemption: transfer from trust without consideration

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Signature Gillian R. Kaltman Capacity GRANTEE

Signature Gaye Russell-Bruce Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Gillian R. Kaltman Tahoe II Trust  
 Print Name: Gaye Russell-Bruce Tahoe II Trust  
 Address: 3003 Shadow Brook Lane  
 City: Westlake Village  
 State: CA Zip: 91361

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Gillian R. Kaltman and Gaye Russell-  
 Print Name: Bruce  
 Address: 3003 Shadow Brook Lane  
 City: Westlake Village  
 State: CA Zip: 91361

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: US Deeds, PA Escrow #: \_\_\_\_\_  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: FL Zip: 33511