

DOUGLAS COUNTY, NV

2021-968767

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

06/08/2021 10:16 AM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

**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:**

GAYE RUSSELL-BRUCE, TRUSTEE  
100 ZACHARY LANE  
SANTA ROSA, CA 95404

**WARRANTY DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GAYE RUSSELL-BRUCE, a married woman as her sole and separate property (herein, "Grantor"), whose address is 100 Zachary Lane, Santa Rosa, CA 95404, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to GAYE RUSSELL-BRUCE, Trustee, or any successors in trust, under the GAYE RUSSELL-BRUCE 1991 TRUST dated April 24, 1991 and any amendments thereto (herein, "Grantee"), whose address is 100 Zachary Lane, Santa Rosa, CA 95404, all of Grantor's right, title and undivided Twenty-Five Percent (25%) 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 26 day of April, 2021

GRANTOR:

Gaye Russell-Bruce  
GAYE RUSSELL-BRUCE

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

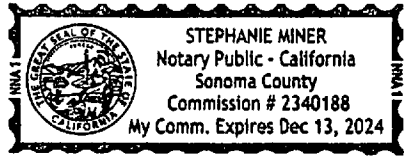
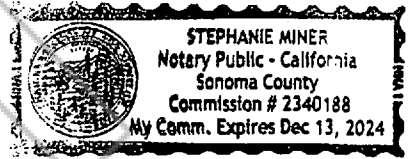
COUNTY OF Sonoma

On 4/26/21, before me, Stephanie Miner, Notary Public, 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 [Signature] (Seal)

My Commission Expires: 12/13/24



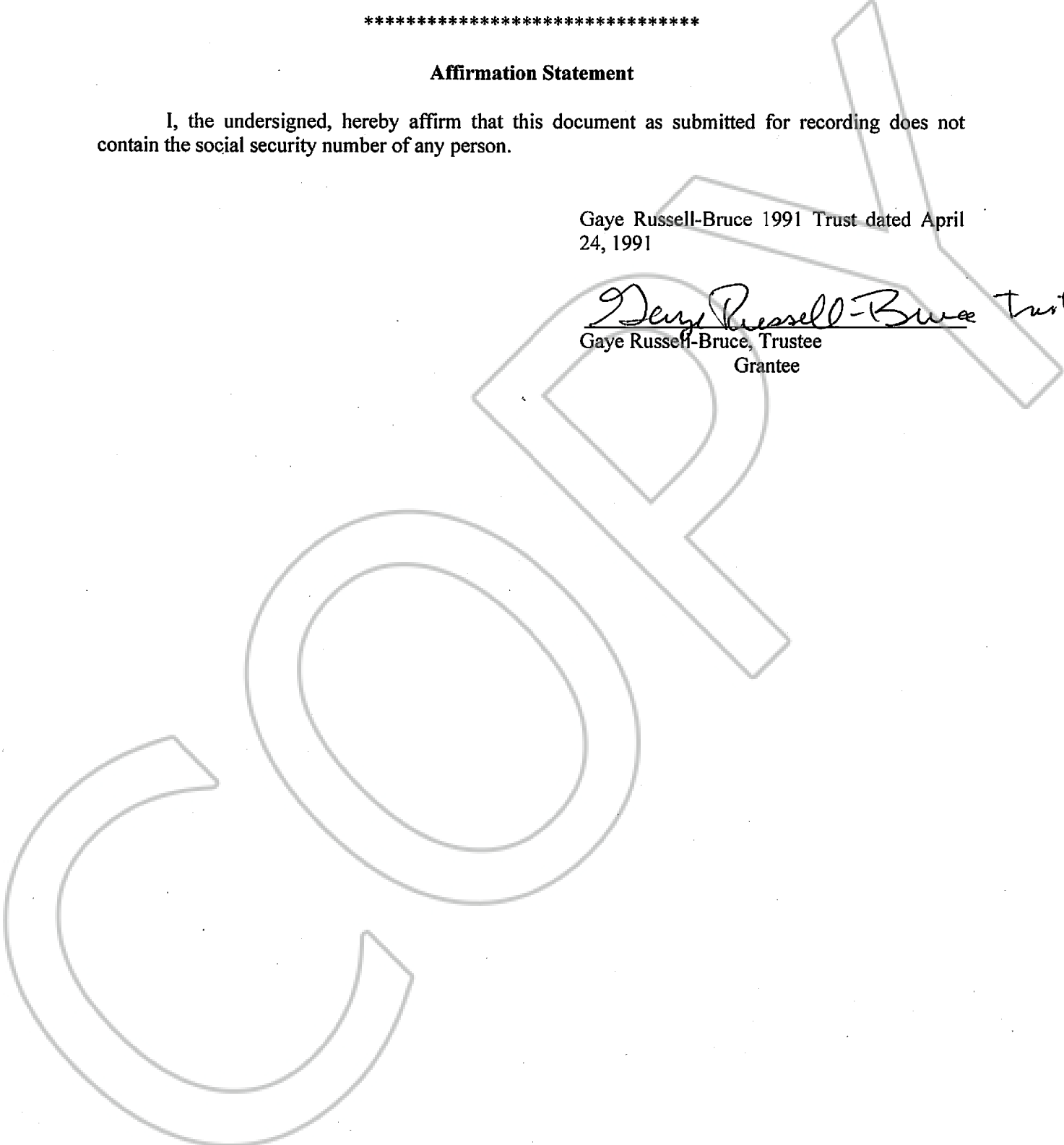
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**Affirmation Statement**

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

Gaye Russell-Bruce 1991 Trust dated April  
24, 1991

*Gaye Russell-Bruce* Trustee  
Gaye Russell-Bruce, Trustee  
Grantee



**EXHIBIT A**

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.

Property commonly known as: 1078 SKYLAND DRIVE, ZEPHYR COVE, NV

Per NRS 111.312, this legal description was previously recorded as Instrument 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:  
Trust cert - ok ke

3. Total Value/Sales Price of Property

\$ 0.00

Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_)

Transfer Tax Value: \_\_\_\_\_

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 trust for no consideration

5. Partial Interest: Percentage being transferred: 25 %

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 Gaye Russell-Bruce Capacity GRANTOR

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Gaye Russell-Bruce  
Address: 100 Zachary Lane  
City: Santa Rosa  
State: CA Zip: 95404

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

Print Name: Gaye Russell-Bruce 1991 Trust  
Address: 100 Zachary Lane  
City: Santa Rosa  
State: CA Zip: 95404

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

Print Name: U.S. Deeds Escrow #: N/A  
Address: 423 Lithia Pinecrest Road  
City: Brandon State: FL Zip: 33511