

APN:1318-15-110-042

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.  
Post Office Box 3390  
Lake Tahoe, NV 89449-3390

**MAIL TAX STATEMENTS TO:**

Sheryl L. Herschman  
Post Office Box 11463  
Zephyr Cove, Nevada 89448

Pursuant to *NRS 239B.030*, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

**TRUST TRANSFER DEED**

FOR NO CONSIDERATION, Sheryl Herschman, as Trustee of The Herschman Living Trust ("Grantor") does hereby GRANT, TRANSFER and CONVEY to Sheryl Sellgren Herschman, Trustee of The Sheryl Sellgren Herschman Living Trust ("Grantee"), all its right title and interest in and to that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

See EXHIBIT "A" attached hereto and made a part hereof

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

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TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and Grantee's heirs and assigns forever.

DATED this 22<sup>nd</sup> day of July, 2021.

*Sheryl Herschman*  
SHERYL HERSCHMAN, as Trustee of The  
Herschman Living, Grantor

STATE OF NEVADA        )  
  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on July 22, 2021, by Sheryl Herschman.

WITNESS my hand and official seal.

*[Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Legal Description:**

**PARCEL NO. 1**

Unit 42 as shown on the official plat of PINEWILD, a CONDOMINIUM, filed for record in the office of the County Recorder, Douglas County, Nevada, on June 26, 1973 as Document No. 67150.

**PARCEL NO.2**

The exclusive right to use and possession of these certain patio areas adjacent to said unit designated as "Restricted Common areas" on the Subdivision Map referred to in Parcel No. 1 above.

**PARCEL NO.3**

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to as Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium Project, recorded March 11, 1974, in Book 374 of Official Records at Page 193 as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

**PARCEL NO.4**

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress utility service, support encroachments, maintenance and repair over the Common Areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, more particularly, in the description of Parcel No. 3, above.

**APN:** 1318-15-110-042

**Property Address:** 191 Lakeshore Blvd., #42, Zephyr Cove, NV 89448

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s):

- (a) 1318-15-110-042
- (b) \_\_\_\_\_
- (c) \_\_\_\_\_
- (d) \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument #: \_\_\_\_\_  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_ Trust Ok BC

2. Type of Property:

- (a)  Vacant Land  (b) SFR
- (c)  Condo/Townhouse  (d) 2-4 Plex
- (e)  Apartment Building  (f) Commercial/Ind.
- (g)  Agricultural  (h) Mobile Home
- (i)  Other: \_\_\_\_\_

3. Total Value/Sale Price of Property:

\$ 0  
 Deed in Lieu of Foreclosure Only (value of property): \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090(7).
- b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a Certificate of Trust is presented at the time of transfer.

5. Partial Interest: Percentage being transferred: 50 %

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 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: Sheryl Herschman

Capacity Seller, Sheryl Herschman, Trustee of the Herschman Living Trust

Signature: Sheryl Sellgren Herschman

Capacity Buyer, Sheryl Sellgren Herschman, Trustee of the Sheryl Sellgren Herschman Living

SELLER (GRANTOR) INFORMATION

(Required)

Name Sheryl Herschman, Trustee of the Herschman Living Trust  
 Address Post Office Box 11463  
 City/State/Zip Zephyr Cove, NV 89448

BUYER (GRANTEE) INFORMATION

(Required)

Name Sheryl Sellgren Herschman, Trustee of the Sheryl Sellgren Herschman Living  
 Address Post Office Box 11463  
 City/State/Zip Zephyr Cove, NV 89448

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: ALLING & JILLSON, LTD.  
 Address: Post Office Box 3390  
 Lake Tahoe, NV 89449

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