

APN: 1418-10-501-002

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Charles A. Larson  
Law Offices of Charles A. Larson  
1049 Havenhurst Dr. No. 91  
West Hollywood, CA 90046



KAREN ELLISON, RECORDER E07

MAIL TAX STATEMENTS TO:  
Sally C. Adams, Trustee et al.  
551 Blair Ave.  
Piedmont, CA 94611

APN: 1418-10-501-002

**QUITCLAIM DEED**

FOR NO CONSIDERATION, JULIE A. BRADNER, as to an undivided eight and one-third percent (8-1/3%) interest, hereby REMISES, RELEASES and QUITCLAIMS to JULIE A. BRADNER as Trustee of the JULIE A. BRADNER SEPARATE PROPERTY TRUST dated 8/17, 2021, the following described real property situated in the County of Douglas, State of Nevada:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Commonly known as 2145 Pray Meadow Rd., Glenbrook, NV 89413

TOGETHER WITH all tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversion, remainders, rents, issues or profits thereof.

DATED: 8/17, 2021

  
JULIE A. BRADNER

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.

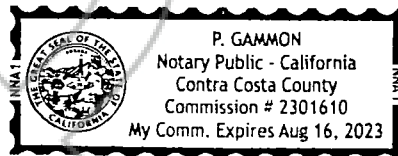
State of California )  
 )  
County of Contra Costa )

On Aug 17, 2021, before me, P Gammon, a Notary Public, personally appeared, JULIE A. BRADNER, 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: *[Handwritten Signature]*



(Seal)

EXHIBIT "A"

Parcel 1 Beginning at a point on meander line of Lake Tahoe, whence the Meander Corner between Sections 3 and 10, T. 14 N., R. 18 E., M.D.B.&M., bears N. 30° 14' W. 470 feet; thence N. 59° 34' E. 324.71 feet along the southerly line of the Taylor property to the easterly corner of said property on the westerly side line of a 30-ft. roadway; thence S. 40° 28' E. 95.75 feet along the westerly side line of said roadway;

Thence S. 56° 48' W. 34.87 feet to the northerly corner of Lot 12, Block E. Glenbrook Links Subdivision, of record in the office of the Recorder of Douglas County, Nevada;

Thence continuing S. 56° 48' W. 140 feet along the northwesterly side line of said Lot 12 extended, to the westerly side of a 40-ft. street of said Glenbrook Links Subdivision; thence S. 33° 12' E. 63 feet along said street side line; thence S. 56° 48' W. 170.65 feet to the meander line of Lake Tahoe; thence N. 30° 14' W. 174.2 feet along said meander line to the place of beginning.

Containing 1.032 acres, more or less, in Lot 1 of said Section 10.

Parcel 2 Beginning at a point on the meander line of Lake Tahoe whence the meander corner between Sections 3 and 10 bears N. 30° 14' W. 470 feet; thence S. 30° 14' E. 174.2 feet along said meander line; thence S. 56° 48' W. to the water line of Lake Tahoe; thence northwesterly 174 feet more or less along said water line of Lake Tahoe; thence N. 59° 34' E. to the place of beginning.

TOGETHER with a right of way over that certain road as now located, or as it may be located hereafter, extending from the State Highway known as U.S. Route 50 to the hereinabove described property.

Subject to all the terms, provisions, covenants, conditions, reservations and exceptions under those certain instruments and deeds of August 27, 1945, from THE GLENBROOK COMPANY, a Delaware corporation, Grantor, to J.E. COOK, Grantee, filed for record September 7, 1945, in the office of the County Recorder of Douglas County, Nevada, and recorded in Book X of Deeds, at pages 291 and 292, Douglas County, Nevada, Records.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1418-10-501-002  
 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'/Ind'l  
 g)  Agricultural    h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK</u>	

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 of title to Grantor's revocable trust without consideration.

5. Partial Interest: Percentage being transferred: 8.33 %

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 Julie A. Bradner Capacity Individually  
 Signature Julie A. Bradner Capacity Trustee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Julie A. Bradner  
 Address: 10 Meadow Park Ct.  
 City: Orinda  
 State: CA Zip: 94583

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Julie A. Bradner, Trustee  
 Address: 10 Meadow Park Ct.  
 City: Orinda  
 State: CA Zip: 94583

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

Print Name: Charles A. Larson Escrow # N/A  
 Address: 1049 Havenhurst Dr. No. 91  
 City: West Hollywood State: CA Zip: 90046

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