

PARCEL IDENTIFICATION NUMBER: 1318-03-210-002

After Recording Return to:
Arnold E. Reiter, Esq.
Reiter Law Firm
135 Chestnut Ridge Road, Suite 200
Montvale, New Jersey 07645

SEND TAX STATEMENTS/BILLS TO:
Steven and Lauri Dinetz
P.O. Box 10994
Zephyr Cove, Nevada 89448

QUITCLAIM DEED

Exempt: Section NRS 375.000(7): *A transfer of title to or from a trust without consideration if a certificate of trust is present at the time of transfer.*

STEVEN DINETZ, TRUSTEE (OR HIS SUCCESSORS), U/D/T 3/17/98, COMMONLY KNOWN AS "THE STEVEN DINETZ 1998 FAMILY TRUST" whose address is 1034 Skyland Drive, Zephyr Cove, Nevada 89448, hereinafter Grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **LAURI JO DINETZ and ARNOLD E. REITER, Trustees, THE STEVEN DINETZ QUALIFIED PERSONAL RESIDENCE TRUST, u/d/t 12/15/2021**, whose address is 1034 Skyland Drive, Zephyr Cove, Nevada 89448, hereinafter grantees, whose tax mailing address is 1034 Skyland Drive, P.O. Box 10994, Zephyr Cove, Nevada 89448, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF DOUGLAS AND STATE OF NEVADA.

PARCEL I

Lot 19, as shown on the map of Skyland Subdivision No. 1, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 27, 1958, in Book 1, Page 181, Document No. 12967. Excepting 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 the land waterward of the 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 feet, Lake Tahoe Datum established by NRS 321.595.

PARCEL II

That certain 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, to Skyland Water Co., a Nevada Corporation, recorded February 5, 1960 in Book 1 of Official Records at Page 268, Douglas County, Nevada.

BEING THE SAME PROPERTY CONVEYED TO STEVEN DINETZ, TRUSTEE (OR HIS SUCCESSORS), U/D/T 3/17/98, COMMONLY KNOWN AS "THE STEVEN DINETZ 1998 FAMILY TRUST" FROM STEVEN DINETZ BY DEED DATED AUGUST 4, 2000, RECORDED AUGUST 14, 2000, DEED BOOK 0800, PAGE 2426, COUNTY OF DOUGLAS, STATE OF NEVADA.

Property Address is: 1034 Skyland Drive, Zephyr Cove, Nevada 89448

Prior Instrument reference: 0497641 / Bk 0800 Pg 2426

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of all easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the other proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on December 16, 2021:



STEVEN DINETZ, TRUSTEE

STATE OF NEW JERSEY)
) ss:
COUNTY OF BERGEN)

The foregoing instrument was acknowledged before me on December 16, 2021 by STEVEN DINETZ who is personally known to me and furthermore the aforementioned person has acknowledged that his signature was his free and voluntary act for the purposes set forth in this instrument.



Notary Public

CHERYL PUSO
Commission # 60162075
Notary Public, State of New Jersey
My Commission Expires
February 19, 2026

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 131B-03-210-002
 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'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 BOOK _____ PAGE _____
 DATE OF RECORDING: _____
 INDEXED: cert OK - ke

3. Total Value/Sales Price of Property: \$0.00
 Dead in Lien of Foreclosure Only (value of property) _____
 Transfer Tax Value: _____
 Real Property Transfer Tax Due: _____

4. IF Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 7
 b. Explain Reason for Exemption: Transfer to a Qualified Personal Residence Trust without consideration. Steven Dinez is Grantor of Steven Dinez QPRT dated 12/15/2021

5. Partial Interest: Percentage being transferred: _____ %

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 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature] Capacity: Trustor

Signature: [Signature] Capacity: Trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Steven Dinez 1988 Family Trust
 Address: 1034 Skyland Drive
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: Steven Dinez Qualified Personal Residence Trust
 Address: 1034 Skyland Drive
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: ARNOLD E. REITER Escrow # _____
 Address: 135 Chestnut Ridge Rd
 City: INDUWALE State: NJ Zip: 07645
 (AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)