

APN: 1318-26-101-006



00158544202209884540050055

KAREN ELLISON, RECORDER

E07

Recording Requested By and When Recorded, Return to:

Sharon M. Jannuzzi
Woodburn and Wedge
6100 Neil Road, Suite 500
Reno, Nevada 89511

Mail Tax Statements to:

Kathleen Wemheuer, Trustee
2883 Mayflower Way
Carson City, Nevada 89706

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made by and between KATHLEEN A. WEMHEUER, a widow ("Grantor"), and KATHLEEN WEMHEUER, Trustee of the KATHLEEN WEMHEUER REVOCABLE LIVING TRUST dated August 3, 2022 ("Grantee").

WITNESSETH:

WHEREAS, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to her in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantee and to her successors and assigns forever, all the right, title and interest in that certain real property situate in the County of Douglas, State of Nevada, described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all tenements hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantee, her successors and assigns forever.

IN WITNESS WHEREOF, Grantor has executed these presents August 3, 2022.

GRANTOR:


KATHLEEN A. WEMHEUER

THIS ACKNOWLEDGEMENT IS ATTACHED TO THE
GRANT, BARGAIN AND SALE DEED

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on August 3, 2022, by KATHLEEN
A. WEMHEUER.

M Denise Heathcote

NOTARY PUBLIC

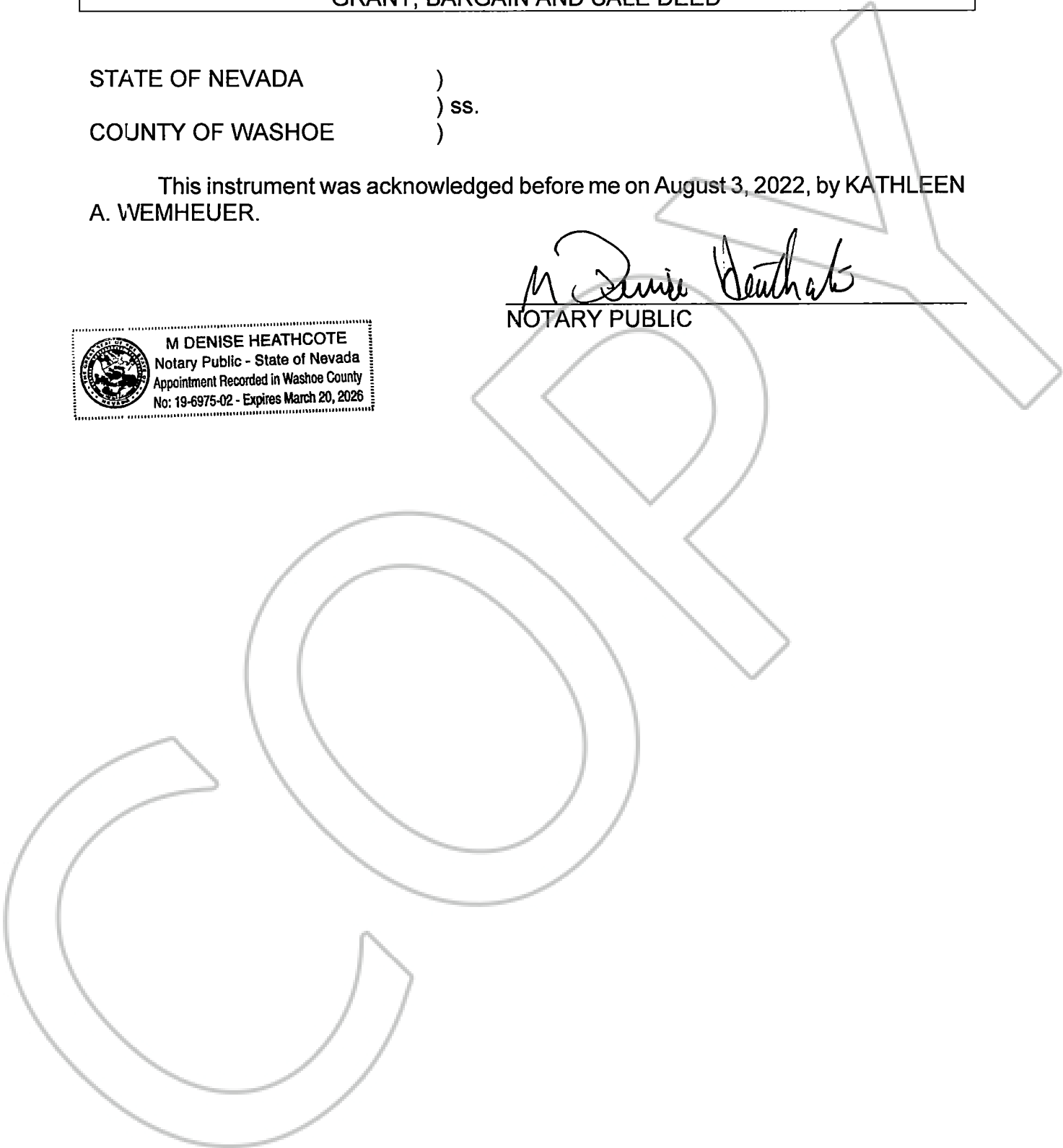
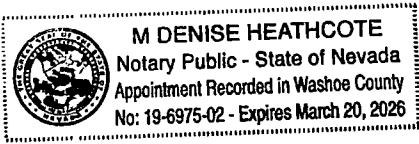


EXHIBIT A

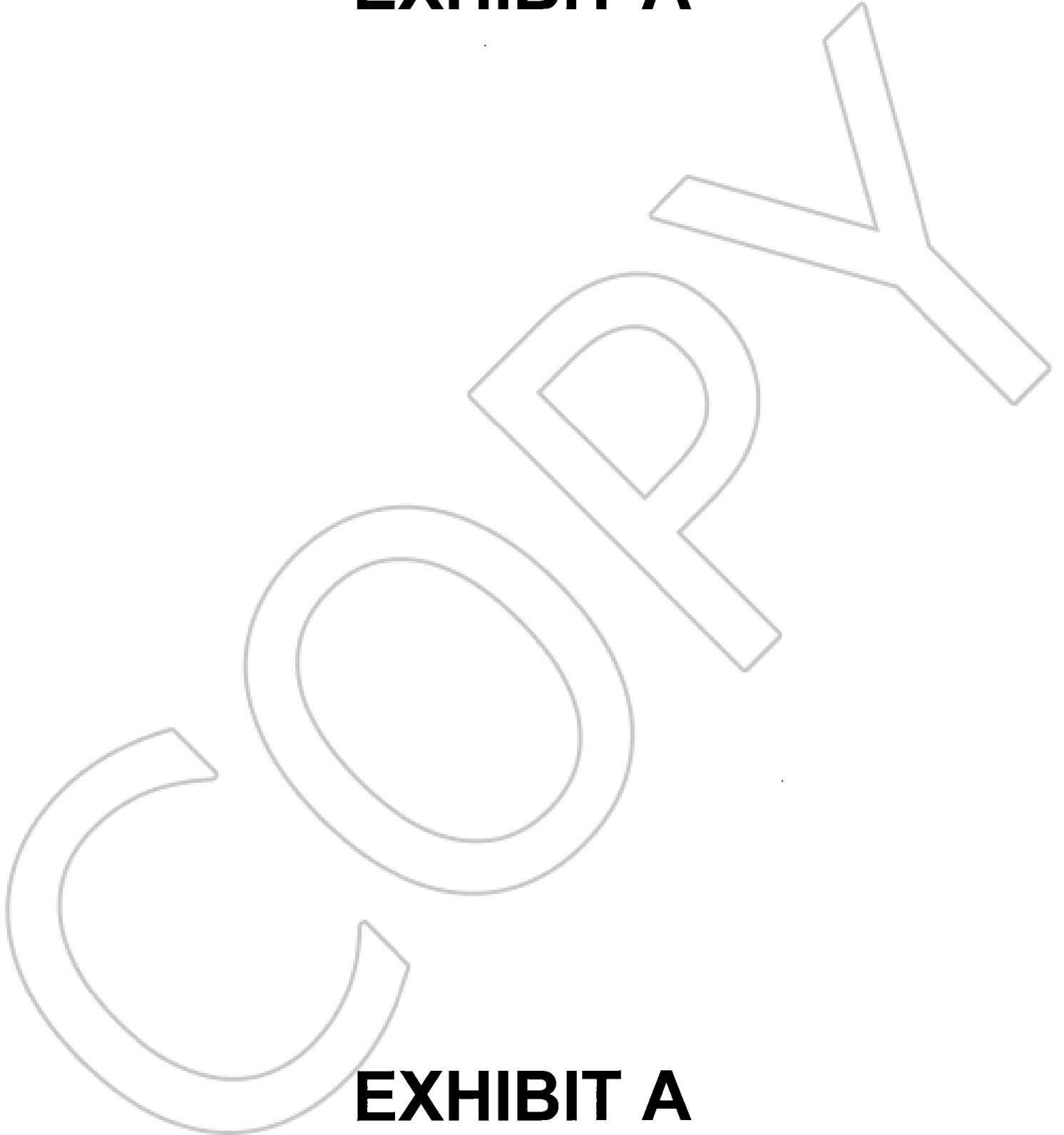


EXHIBIT A

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An undivided one-three thousand two hundred and thirteenth (1/3213) interest as a tenant-in-common in the following described real property (The Real Property:)

A portion of the North one-half of the Northwest one-quarter of Section 26, Township 13 North, Range 18 East, M. D. B. & M., described as follows:

PARCEL 3, as shown on the amended Parcel Map for John E. Michelsen and Walter Cox recorded February 3, 1981, in Book 281 of Official Records at page 172, Douglas County, Nevada, as Document No. 53178, said map being an amended map of Parcels 3 and 4 as shown on that certain map for John E. Michelsen and Walter Cox, recorded February 10, 1978, in Book 278 of Official Records at page 591, Douglas County, Nevada, as Document No. 17578.

Excepting from the real property the exclusive right to use and occupy all of the Dwelling Units as defined in the "Declaration of Timeshare Use" as amended.

Also excepting from the real property and reserving to grantor, its successors and assigns, all those certain easements referred to in paragraphs 2.5, 2.6 and 2.7 of said Declaration of Timeshare Use and amendments thereto together with the right to grant said easements to others.

Together with the exclusive right to use and occupy a "Unit" as defined in the Declaration of Timeshare Use recorded February 16, 1983, in Book 283 at Page 1341, as Document No. 76233 of Official Records of the County of Douglas, State of Nevada, and amendment to Declaration of Timeshare Use recorded April 20, 1983 in Book 483 at Page 1021, Official Records of Douglas County, Nevada as Document No. 78917, second amendment to Declaration of Timeshare Use recorded July 20, 1983 in Book 783 of Official Records at page 1688, Douglas County, Nevada as Document No. 84425, third amendment to Declaration of Timeshare Use recorded October 14, 1983 in Book 1083 at page 2572, Document No. 89535 and fourth amendment to Declaration of Timeshare Use recorded August 31, 1987 in Book 887 at page 3987, Official Records of Douglas County, Nevada, Document No. 161309 ("Declaration"), during a "Use Period", within the High Season within the "Owner's Use Year", as defined in the Declaration, together with a nonexclusive right to use the common areas as defined in the Declaration.

Subject to all covenants, conditions, restrictions, limitations, easements, rights-of-way of record. A portion of APN 07-130-19.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-26-101-006
 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: _____	
NOTES: <u>Verified Trust</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 or from a trust without consideration, with certificate of trust presented at time of recording.

5. Partial Interest: Percentage being transferred: 100.0 %

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 Sharon M Jannuzzi/Woodburn and Wedge Capacity Attorney for Grantor

Signature Sharon M Jannuzzi/Woodburn and Wedge Capacity Attorney for Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Kathleen A. Wemheuer
 Address: 2883 Mayflower Way
 City: Carson City
 State: Nevada Zip: 89706

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kathleen Wemheuer, Trustee
 Address: 2883 Mayflower Way
 City: Carson City
 State: Nevada Zip: 89706

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Sharon M. Jannuzzi/Woodburn and Wedge Escrow # N/A
 Address: 6100 Neil Road, Suite 500
 City: Reno State: Nevada Zip: 89511

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