

APN: 1420-18-710-039

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

Jamie L. Walker, Esq.  
c/o ALLING & JILLSON, LTD.  
Post Office Box 3390  
Lake Tahoe, Nevada 89449-3390

**MAIL TAX STATEMENTS TO:**

Robert W. Felton, Trustee  
Post Office Box 10949  
Zephyr Cove, NV 89448

DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

ALLING & JILLSON LTD

KAREN ELLISON, RECORDER

**2022-990155**

09/21/2022 01:19 PM

E07

**GIFT DEED**

FOR NO CONSIDERATION, Kathleen Lindsay Wallis, Trustee of the Conwy Living Trust dated April 14, 2003("Grantor"), does Gift, Assign, Transfer, and Convey to Robert W. Felton, Trustee of the Robert W. Felton Trust dated February 10, 1994 ("Grantee"), an undivided fifty percent (50%) interest and to that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

Lot 39 in Block B as set forth on that certain Amended Final Map LDA #99-54-1A for SUNRIDGE HEIGHTS III, PHASE 1A, a Planned Unit Development, recorded in the office of the Douglas County Recorder, on December 29, 2003, in Block 1203, Page 12019, as Document No. 600647.

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

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantees and to their survivors, heirs and assigns of such survivors forever.

*[Signature and Notarial Page Follows]*

DATED: September 20, 2022

*Wallis*

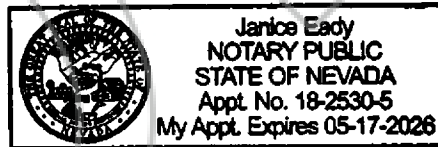
Kathleen Lindsay Wallis, Trustee of the Conwy Living Trust  
dated April 14, 2003

STATE OF NEVADA        )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on September 20, 2022, by Kathleen Lindsay Wallis.

WITNESS my hand and official seal.

*Janice Eady*  
\_\_\_\_\_  
NOTARY PUBLIC



# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1420-18-710-039
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |                             |              |  |                 |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land  | b) <input checked="" type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/>            | 2-4 Plex        |
| e) <input type="checkbox"/> | Apt. Bldg.   | f) <input type="checkbox"/>            | Comm'l/Ind'l    |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/>            | Mobile Home     |
| i) <input type="checkbox"/> | Other        |  |                 |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Verified Trust - js</u>

**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: 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 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 *Wallis* Capacity Kathleen Lindsay Wallis Trustee  
 Signature *[Signature]* Capacity Robert W. Felton Trustee

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Kathleen Lindsay Wallis  
 Address: Post Office Box 10949  
 City: Zephyr Cove  
 State: NV Zip: 89448

(REQUIRED)  
 Print Name: Robert W. Felton, Trustee  
 Address: Post Office Box 10949  
 City: Zephyr Cove  
 State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: ALLING & JILLSON, LTD. Escrow # \_\_\_\_\_  
 Address: Post Office Box 3390  
 City: Lake Tahoe State: NV Zip: 89449