



KAREN ELLISON, RECORDER

E07

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED

STATE OF NEVADA

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Know All Men By These Presents:

COUNTY OF DOUGLAS

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THAT KEVIN L. MUIR and ELIZABETH B. MUIR, of Bexar County, Texas (hereinafter referred to jointly as "Grantor"), for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by KEVIN LARSON MUIR and ELIZABETH ANN BOSTIC MUIR, Co-Trustees of the KEVIN AND ELIZABETH MUIR REVOCABLE TRUST (hereinafter referred to as "Grantee"), such trust having been established under that certain revocable trust agreement dated 16 May, 2022, by and between KEVIN LARSON MUIR and ELIZABETH ANN BOSTIC MUIR, as grantors and as co-trustees, have GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL, and CONVEY unto Grantee, all of Grantor's interest in and to the following real property together with all improvements situated thereon (such interest is hereinafter referred to as "Subject Property"):

SEE ATTACHED EXHIBIT "A"

Grantor does hereby convey the Subject Property together with all rights, titles, and interests of Grantor in and to any roads, easements, streets, and rights-of-way within, adjoining, adjacent, or contiguous to the Subject Property, and all condemnation awards, reservations, and remainders, and together with each and every right, privilege, hereditament, and appurtenance in anywise incident or appertaining to the Subject Property. The term Subject Property shall refer to and include the property described in this paragraph.

The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the Subject Property, but only to the extent they are still in force and effect and shown of record in Douglas County, Nevada, and to all zoning laws, regulations, and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the Subject Property and to all matters which would be revealed by an inspection and/or a current survey of the Subject Property.

TO HAVE AND TO HOLD the Subject Property, to the extent conveyed hereby, subject to the terms and provisions contained herein, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors, and assigns forever; and Grantor does hereby bind Grantor and Grantor's heirs, executors, administrators, personal representatives, successors, and assigns to warrant and forever defend all and singular the Subject Property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, executors, administrators, personal representatives, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and are assumed by Grantee.

EXECUTED on 16 May, 2022.

Kevin L. Muir

KEVIN L. MUIR, Grantor

Elizabeth B. Muir

ELIZABETH B. MUIR, Grantor

STATE OF TEXAS

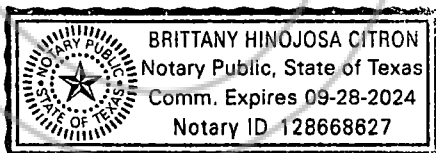
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COUNTY OF BEXAR

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This instrument was acknowledged before me on May 16, 2022,
by KEVIN L. MUIR.



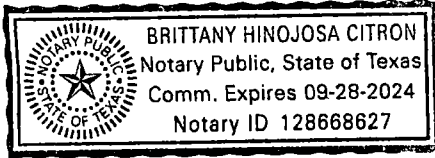
Brittany Hinojosa Citron
Notary Public, State of Texas

STATE OF TEXAS

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COUNTY OF BEXAR

This instrument was acknowledged before me on May 16, 2022,
by ELIZABETH B. MUIR.



Brittany Hinojosa Citron
Notary Public, State of Texas

Address of Grantee:

Kevin Larson Muir and Elizabeth Ann Bostic Muir
Co-Trustees of the Kevin and Elizabeth Muir Revocable Trust
3520 Eva Jane
San Antonio, Texas 78261

After Recording Return to:

WEISINGER LAW FIRM, PLLC
17300 Henderson Pass, Suite 240
San Antonio, Texas 78232

EXHIBIT "A" (28)

An undivided 1/51st interest as tenants in common in and to that certain real property and improvements as follows: (A) An undivided 1/50th interest in and to Lot 28 as shown on Tahoe Village Unit No. 3-13th Amended Map, recorded December 31, 1991, as Document No. 268097, rerecorded as Document No. 269053, Official Records of Douglas County, State of Nevada, excepting therefrom Units 1 through 50 (inclusive) as shown on said map; and (B) Unit No. 45 as shown and defined on said map; together with those easements appurtenant thereto and such easements described in the Fourth Amended and Restated Declaration of Time Share Covenants, Conditions and Restrictions for The Ridge Tahoe recorded February 14, 1984, as Document No. 096758, as amended, and in the Declaration of Annexation of The Ridge Tahoe Phase Six recorded December 18, 1990, as Document No. 241238, as amended by Amended Declaration of Annexation of The Ridge Tahoe Phase Six, recorded February 25, 1992, as Document No. 271727, and as described in the Recitation of Easements Affecting The Ridge Tahoe recorded February 24, 1992, as Document No. 271619, and subject to said Declarations; with the exclusive right to use said interest, in Lot 28 only, for one week each year in accordance with said Declarations.

A portion of APN: 42-254-45

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

94 MAR 30 AIO:20

SUZANNE BLAUDREAU
RECORDER

\$ 2.00 PAID *OK* DEPUTY

333675
BK0394PG6029

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1319-30-643-053
 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: _____	

3. Total Value/Sales Price of Property: \$10.00
 Deed in Lieu 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: The property was transferred from Kevin L. Muir and Elizabeth B. Muir to the Kevin and Elizabeth Muir Revocable Trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 *Elizabeth A. Muir* Capacity Co-trustee

Signature *Kevin L. Muir* Capacity Co-trustee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kevin L. Muir, Elizabeth B. Muir
 Address: 3520 Eva Jane
 City: San Antonio
 State: Texas Zip: 78261

Print Name: Kevin Larson Muir and Elizabeth Ann Bostic Muir, Co-trustees of the Kevin and Elizabeth Muir Revocable Trust
 Address: 3520 Eva Jane
 City: San Antonio
 State: Texas Zip: 78261

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Weisinger Law Firm, PLLC Escrow # _____
 Address: 17300 Henderson Pass, Ste. 240
 City: San Antonio State: Texas Zip: 78232

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