

DOUGLAS COUNTY, NV

**2022-991143**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

10/27/2022 08:12 AM

PERKINS COIE LLP

KAREN ELLISON, RECORDER

E07

Assessor's Parcel Number: 1419-03-002-020

Recording Requested by:

Name: **Perkins Coie LLP**  
**Attn: Lucia Silva**

Address: **10885 NE 4th Street**  
**Suite 700**

City/State/Zip: **Bellevue, Washington 98004**

Property Transfer Tax: \$0

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**GRANT, BARGAIN AND SALE DEED**

This page added to provide additional information required by NRS 111.312 Sections 1-2, (Additional recording fee applies)

84584.0001\157812680.1

**Recording requested by and  
when recorded mail to:**

PERKINS COIE LLP  
10885 NE 4th Street, Suite 700  
Bellevue, Washington 98004  
Attention: Lucia Silva

**Mail Tax Statements to:**

Kenneth E. Wiedemann and  
Carol G. Wiedemann  
261 Redding Way  
Carson City, NV 89705

APN: 1419-03-002-020

R.P.T.T.: Exempt #7

**GRANT, BARGAIN AND SALE DEED**

Grantors, **Kenneth E. Wiedemann as Trustee of the Kenneth E. Wiedemann Revocable Trust dated October 10, 2012, as to an undivided 50% interest and Carol G. Wiedemann, as Trustee of the Carol G. Wiedemann Revocable Trust dated October 10, 2012, as to an undivided 50% interest**, for and in consideration of transferring following-described real property to the beneficiaries of revocable trusts, do hereby Grant, Bargain, Sell and Convey to Grantees, **Kenneth E. Wiedemann and Carol G. Wiedemann, husband and wife as Community Property with Rights of Survivorship**, whose address is 261 Redding Way, Carson City, NV 89705, all right, title and interest in the following described real estate, situated in Douglas County, State of Nevada:

Legal description attached hereto as Exhibit A and incorporated herein by this reference.

Address commonly known as: 261 Redding Way, Carson City, NV 89705

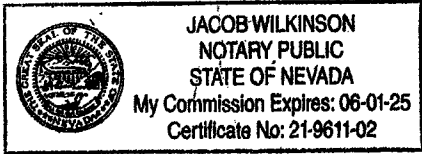
TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

SUBJECT TO covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, and taxes and assessments not yet due and payable.

DATED this 1st day of September, 2022.

*[Handwritten Signature]*

Kenneth E. Wiedemann, as Trustee of the Kenneth E. Wiedemann Revocable Trust dated October 10, 2012



*[Handwritten Signature]*

Carol G. Wiedemann, as Trustee of the Carol G. Wiedemann Revocable Trust dated October 10, 2012

STATE OF NEVADA )  
 ) ss.  
COUNTY OF Carson City )

This document was acknowledged before me on September 1st, 2022 by Kenneth E. Wiedemann as Trustee of the Kenneth E. Wiedemann Revocable Trust dated October 10, 2012.

(Stamp)

*[Handwritten Signature]*

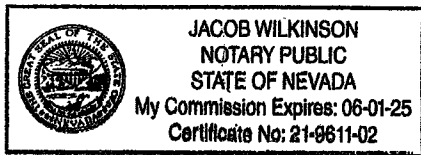
[Signature of Notary Public]

Notary Public  
My commission expires: 06/01/2025

STATE OF NEVADA )  
COUNTY OF Clark City ) ss.

This document was acknowledged before me on September 1<sup>st</sup> 2012  
by Carol G. Wiedemann as Trustee of the Carol G. Wiedemann Revocable Trust dated  
October 10, 2012.

(Stamp)



*[Handwritten Signature]*

[Signature of Notary Public]

Notary Public  
My commission expires: 06/01/2025

**Exhibit A**  
**Legal Description**

**Parcel 1**

Lots 222 of CLEAR CREEK TAHOE-PHASE 1A & 18, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. 2016-890939, Official Records, as amended by Certificate of Amendment recorded January 23, 2017, as File No. 2017-893667.

**Parcel 2**

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. 2016-888265, Official Records.

**APN: 1419-03-002-020**

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1419-03-002-020  
 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  
 Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: <u>Verified Trusts - js</u>	
Notes: _____	

- 3.a. Total Value/Sales Price of Property      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value:      \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due      \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 07  
 b. Explain Reason for Exemption: Transfer from revocable trusts to beneficiaries  
without consideration. Certificates of Trust attached.

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

Signature [Signature] Capacity: Grantors/Trustees  
 Signature [Signature] Capacity: Grantees

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kenneth E. Wiedemann, Trustee  
 Address: 261 Redding Way  
 City: Carson City  
 State: NV                      Zip: 89705

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Kenneth E. Wiedemann  
 Address: 261 Redding Way  
 City: Carson City  
 State: NV                      Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Lucia Silva                      Escrow # \_\_\_\_\_  
 Address: 10885 NE 4th Street, Suite 700  
 City: Bellevue                                  State: WA                      Zip: 98004