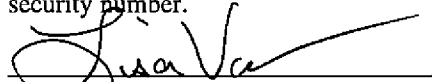


This document does not contain a social security number.


Lisa Vaclavicek

APN: 1318-10-411-014

RECORDING REQUESTED BY:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO/ GRANTEEES:

JULIE CANEPA, Trustee
JULIE CANEPA TRUST
P.O. Box 11335
Zephyr Cove, NV 89448

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

JULIE CANEPA, a widow, who took title as
JULIE I. PATINO, an unmarried woman,

For NO consideration, does hereby Grant, Bargain, Sell and Convey unto:


JULIE CANEPA, Trustee, or her successors in interest, of the
JULIE CANEPA TRUST dated October 17, 2022,
and any amendments thereto.

ALL of her interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

- Subject To: 1. Taxes for the Current fiscal year, paid current
2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.


This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS my hand, this 7th day of November, 2022.


JULIE CANEPA

STATE OF NEVADA }
 } ss:
COUNTY OF WASHOE }

This instrument was acknowledged before me this 7th day of November, 2022, by JULIE CANEPA.


Notary Public

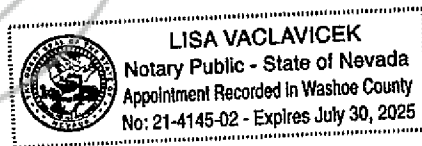


EXHIBIT "A"

Legal Description:

A tract of land situate in the County of Douglas, State of Nevada, being in the SW ¼ of Section 10, Township 13 North, Range 16 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the section corner common to Sections 9, 10, 15 and 16; thence North 23° 01'34" East 1269.21 feet to a point on a road, said point being the Northeast corner of Lot 18, Block F, as shown on the map of ZEPHYR HEIGHTS NO. 5 SUBDIVISION, filed on June 7, 1955, Douglas County, Nevada, records; thence North 23° 37' East a distance of 23.67 feet to the True Point of Beginning; thence North 23°37' East 16.33 feet; thence on a curve to the right, the tangent of which bears North 66°23' West, having a radius of 4.88 feet through a central angle of 106°33'30" for an arc distance of 9.07 feet; thence North 40°10'30" East 55.97 feet; thence on a curve to the right having a radius of 5.00 feet through a central angle of 61°35' for an arc distance of 5.37 feet; thence South 78°14'30" East 65.18 feet; thence along a curve to the right having a radius of 50.00 feet through a central angle of 34°08'30" for an arc distance of 29.79 feet; thence South 44°06' East 44.79 feet; thence on a curve to the right having a radius of 25.00 feet through a central angle of 79°50' for an arc distance of 34.83 feet; thence South 35°44' West 84.93 feet; thence on a curve to the right having a radius of 50.00 feet through a central angle of 75°16' for an arc distance of 65.68 feet; thence North 69°00' West 17.00 feet; thence on a curve to the right having a radius of 50.00 feet through a central angle of 57°40' for an arc distance of 50.32 feet; thence North 11°20' West a distance of 69.45 feet to the Point of Beginning.

Said premises more fully disclosed on that certain Plat Map of ZEPHYR HEIGHTS, NO. 6, filed on October 30, 1963, as Document 23747, in the office of the Douglas County Recorder.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on June 15, 2017, as Document No. 2017-900121 in Douglas County Records, Douglas County, Nevada.

APN: 1318-10-411-014

Property Address: 664 Lookout Road, Zephyr Cove, NV 89448

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-10-411-014
 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 - js</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 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: A transfer to/from a trust, made 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 *Julie Canepa* Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JULIE CANEPA
 Address: P.O. Box 11335
 City: Zephyr Cove
 State: NV Zip: 89448

Print Name: JULIE CANEPA TRUST
 Address: P.O. Box 11335
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Anderson, Dorn & Rader, Ltd. Escrow # _____
 Address: 500 Damonte Ranch Pkwy, Suite 860
 City: Reno State: NV Zip: 89521

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