

APN: 1418-34-310-005 }
RECORDING REQUESTED BY: }
Richard P. Schulze }
140 West Huffaker Lane, Suite 510 }
Reno, NV 89511 }
PH: 775-853-5700 }
AFTER RECORDING MAIL TO: }
Richard P. Schulze }
140 West Huffaker Lane, Suite 510 }
Reno, NV 89511 }
MAIL TAX STATEMENT TO: }
11 Lakeside Cove Road, L.L.C. }
140 W. Huffaker Lane, Suite 510 }
Reno, NV 89511 }

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

GRANT BARGAIN SALE DEED
TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT,

ERIC B. PENDLETON and MICHELLE M. PENDLETON, as Co-Trustees
of THE MI FAMILIA LIVING TRUST, U/A dated August 12, 2022
as to an undivided 21% interest

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

11 Lakeside Cove Road, L.L.C.

ALL of his interest in and to that real property situated in the County of **Douglas**
State of **Nevada**, more particularly described as follows:

SEE EXHIBIT "A"

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

Prior Recorded Doc. Ref.: Grant, Bargain, Sale Deed
Recorded: 05/10/2021; Doc. No.: 2021-967100

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. 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.

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 9 as set forth on that certain final map Lakeside Cove Resort, a Planned Unit Development recorded June 28, 1993, in Book 693, page 6211, as Document No. 311003.

Together with an undivided 1/11th interest in Lot 12 (common area) as set forth on the herein above mentioned subdivision.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to the land waterward of the line of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

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**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1418-34-310-005
- 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'/Ind'l
- g) Agricultural
- h) Mobile Home
- _____ Other _____

FOR RECORDER'S 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:

\$ _____

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 of interest to or from a trust without consideration if a certificate of trust is presented at the time of transfer

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: [Signature] Capacity: GRANTOR/TRUSTOR
Signature: [Signature] Capacity: GRANTEE/TRUSTEE

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Mi Familia Living Trust dtd 8/12/22
Address: 166 Greenbridge Dr.
City/State: Reno, NV 89509

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: 11 Lakeside Cove Road, L.L.C.
Address: 140 Huffaker Lane, Suite 510
City/State: Reno, NV 89511

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Schulze Law Group
Address: 140 W. Huffaker Lane, Suite 510
City, State, Zip: Reno, NV 89511

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