

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,

Joseph P. Kreutzian and Kristen E. Kreutzian, Trustees under the Kreutzian Family Trust u/d/t/ August 14, 2019 as to an undivided 8.25% interest

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

11 Lakeside Cove Road, L.L.C.

ALL of their 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: 10/05/2020; Doc. No.: 2020-953866

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.

APN: 1418-34-310-005

WITNESS our hands, this 15 day of November 2022.

Joseph P. Kreutzian
Joseph P. Kreutzian, Trustee of the
Kreutzian Family Trust u/d/t/ August 14, 2019

Kristen E. Kreutzian
Kristen E. Kreutzian, Trustee of the
Kreutzian Family Trust u/d/t/ August 14, 2019

STATE OF NEVADA }
 }ss:
COUNTY OF WASHOE }

This instrument was acknowledged before me, this 15 day of November 2022
by Joseph P. Kreutzian and Kristen E. Kreutzian as Trustees of the
Kreutzian Family Trust u/d/t/ August 14, 2019.

M. Hartman
Notary Public
My Commission Expires: 12/26/2025



**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'l/Ind'l
g) Agricultural h) Mobile Home
____ Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Book: _____ Page: _____
Date of Recording: _____
Notes: Verified Trust - js

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 title 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 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: Joseph P. Kreutzian Capacity: GRANTEE/TRUSTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Kreutzian Family Trust
Address: 3370 Meridian Circle
City/State: Reno, NV 89509

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: 11 Lakeside Cove Road, L.L.C.
Address: 140 W. 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)