

DOUGLAS COUNTY, NV **2023-1000698**
RPTT:\$4699.50 Rec:\$40.00
\$4,739.50 Pgs=3 09/22/2023 10:50 AM
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

A.P.N.: 1318-10-310-038

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

Michael T. Kent, Trustee
800 T Street
Vancouver WA 98661

Escrow No.: ZC3659-JL

RPTT \$4,699.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Cynthia Ann Muller and Steven Francis Muller, Trustees of The Muller Family Trust originally dated March 28, 2022, amended and restated in its entirety on August 5, 2022.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Michael T. Kent, Trustee of the Kent Family Trust dated September 17, 2020, and any amendments thereto.

all that real property in the City of Zephyr Cove, County of Douglas, State of Nevada, described as follows:

See Attached Exhibit "A"

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature Page attached and made a part hereof.

Cynthia Ann Muller and Steven Francis Muller, Trustees of The Muller Family Trust originally dated March 28, 2022, amended and restated in its entirety on August 5, 2022.

Cynthia Ann Muller Trustee

By: Cynthia Ann Muller, Trustee

Steven Francis Muller TRUSTEE

By: Steven Francis Muller, Trustee

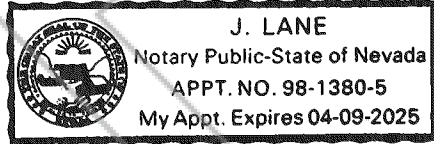
STATE OF NEVADA
COUNTY OF *Housser*

} ss:

This instrument was acknowledged before me on 9-20-2023

by *Cynthia Ann Muller + Steven Francis Muller*

J. Lane
Notary Public (seal)



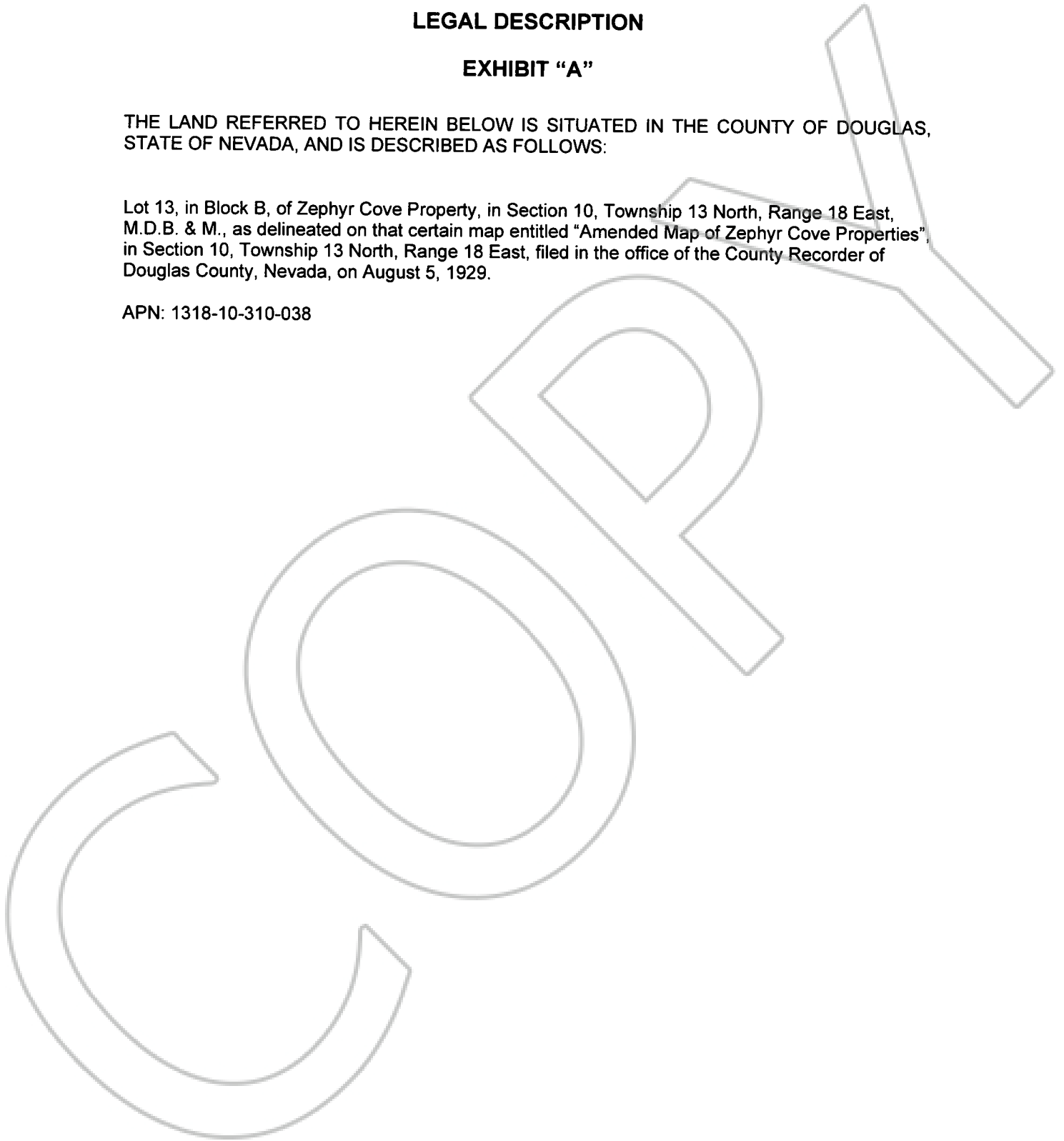
LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 13, in Block B, of Zephyr Cove Property, in Section 10, Township 13 North, Range 18 East, M.D.B. & M., as delineated on that certain map entitled "Amended Map of Zephyr Cove Properties", in Section 10, Township 13 North, Range 18 East, filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929.

APN: 1318-10-310-038



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. **Assessor Parcel Number(s)**
 a) ~~131816316038~~ 1318-10-310-038
 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: _____

3. **Total Value/Sales Price of Property:** \$1,204,764.50
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value \$1,204,764.50
 Real Property Transfer Tax Due: \$4,699.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 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 *[Handwritten Signature]* Grantor _____
 Signature _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Cynthia Ann Muller and
 Steven Francis Muller,
 Trustees of The Muller
 Family Trust originally dated
 March 28, 2022, amended
 and restated in its entirety
 on August 5, 2022.
 Print Name: _____
 Address: PO Box 1035
Zephyr Cove, NV 89448

BUYER (GRANTEE) INFORMATION
(Required)

Michael T. Kent, Trustee of the Kent
 Family Trust dated September 17,
 2020, and any amendments thereto.
 Print Name _____
 Address: 500 T Street
Vancouver WA 98661

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

Print Name: Signature Title Company LLC Escrow #: ZC3659-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448