

APN# 1318-10-310-009 & 1318-10-310-086

Recording Requested by/Mail to:

Name: Gordon Consulting Inc. c/o Jennifer Quashnick

Address: PO Box 4470

City/State/Zip: Stateline, NV 89449

Mail Tax Statements to:

Name: Zephyr Cove Property Owners c/o Bret Goodman

Address: PO Box 454

City/State/Zip: Zephyr Cove, NV 89448

(As to APN 1318-10-310-086)



SHAWNYNE GARREN, RECORDER

E03

QUITCLAIM DEED

Title of Document (required)

Please complete the Affirmation Statement below:

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380 (1)(A) & NRS 40.525 (5) Military Discharge – NRS 419.020 (2)
 Other NRS _____ (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted
for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Signature

Jennifer Quashnick

Printed Name

This document is being (re-)recorded to correct document # 2023-1001263, and is correcting
order of recording with other documents associated with a boundary line amendment.

APN's: 1318-10-310-009 and 1318-10-310-086



SHAWNYNE GARREN, RECORDER

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

Jennifer Quashnick
GORDON CONSULTING, INC.
P.O. Box 4470
Stateline, Nevada 89449-4470

SEND TAX STATEMENTS TO:

Zephyr Cove Property Owners Association
c/o Bret Goodman
P.O. Box 454
Zephyr Cove, Nevada 89448
(As to APN 1318-10-310-086)

QUITCLAIM DEED

THIS INDENTURE is made as of the 6th day of October, 2023, by and between ZEPHYR COVE PROPERTY OWNERS ASSOCIATION, a Nevada non-profit corporation ("ZCPOA"), and CYNTHIA ANN MULLER and STEVEN FRANCIS MULLER, Trustees of THE MULLER FAMILY TRUST, dated March 28, 2022 ("MULLER TRUST").

WITNESSETH

ZCPOA and MULLER TRUST are the owners of adjacent and abutting parcels of land situated in the State of Nevada, County of Douglas, ZCPOA being the owner of that certain real property described in Exhibit "A" attached hereto and incorporated herein (the "ZCPOA Parcel"). MULLER TRUST is the owner of that certain real property described in Exhibit "B" attached hereto and incorporated herein (the "MULLER TRUST Parcel").

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, CYNTHIA ANN MULLER and STEVEN FRANCIS MULLER, Trustees of THE MULLER FAMILY TRUST, dated March 28, 2022, do hereby QUITCLAIM AND CONVEY, to ZCPOA, and to its heirs, successors and assigns, all that real property described in Exhibit "A" attached hereto and incorporated herein, together with the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereto, all of which is subject to the Covenant Running with the Land recorded in the Official Records of Douglas County, State

of Nevada on November 29, 1982, as Document No. 73525, Book 1182, Pages 1262 through 1265.

AFFIRMATION PURSUANT TO NRS 239B.030

The undersigned do hereby affirm that the preceding document does not contain the social security number of any person.

IN WITNESS WHEREOF, the parties have caused these presents to be executed effective on the day and year first above written.

"MULLER TRUST"

THE MULLER FAMILY TRUST,
dated March 28, 2022

By: *Cynthia Ann Muller*
Cynthia Ann Muller, Trustee

By: *Steven Francis Muller*
Steven Francis Muller, Trustee

State of Nevada)
 :ss.
County of Douglas)

This instrument was acknowledged before me on Sept 21, 2023, by CYNTHIA ANN MULLER, as Trustee of THE MULLER FAMILY TRUST, dated March 28, 2022.

Kathleen Lippiatt
(Signature of Notarial Officer)



State of Nevada)
) :ss.
County of Douglas)

This instrument was acknowledged before me on Sept 21, 2023, by STEVEN FRANCIS MULLER, as Trustee of THE MULLER FAMILY TRUST, dated March 28, 2022.

Kathleen Lippiatt
(Signature of Notarial Officer)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

EXHIBIT "A"

LEGAL DESCRIPTION OF ZCPOA PARCEL

All that Parcel of land described as Exhibit "E" in that Quitclaim Deed for Boundary Line Adjustment, filed for record on November 29, 2018 as Document Number 2018-923016.

APN: 1318-10-310-086

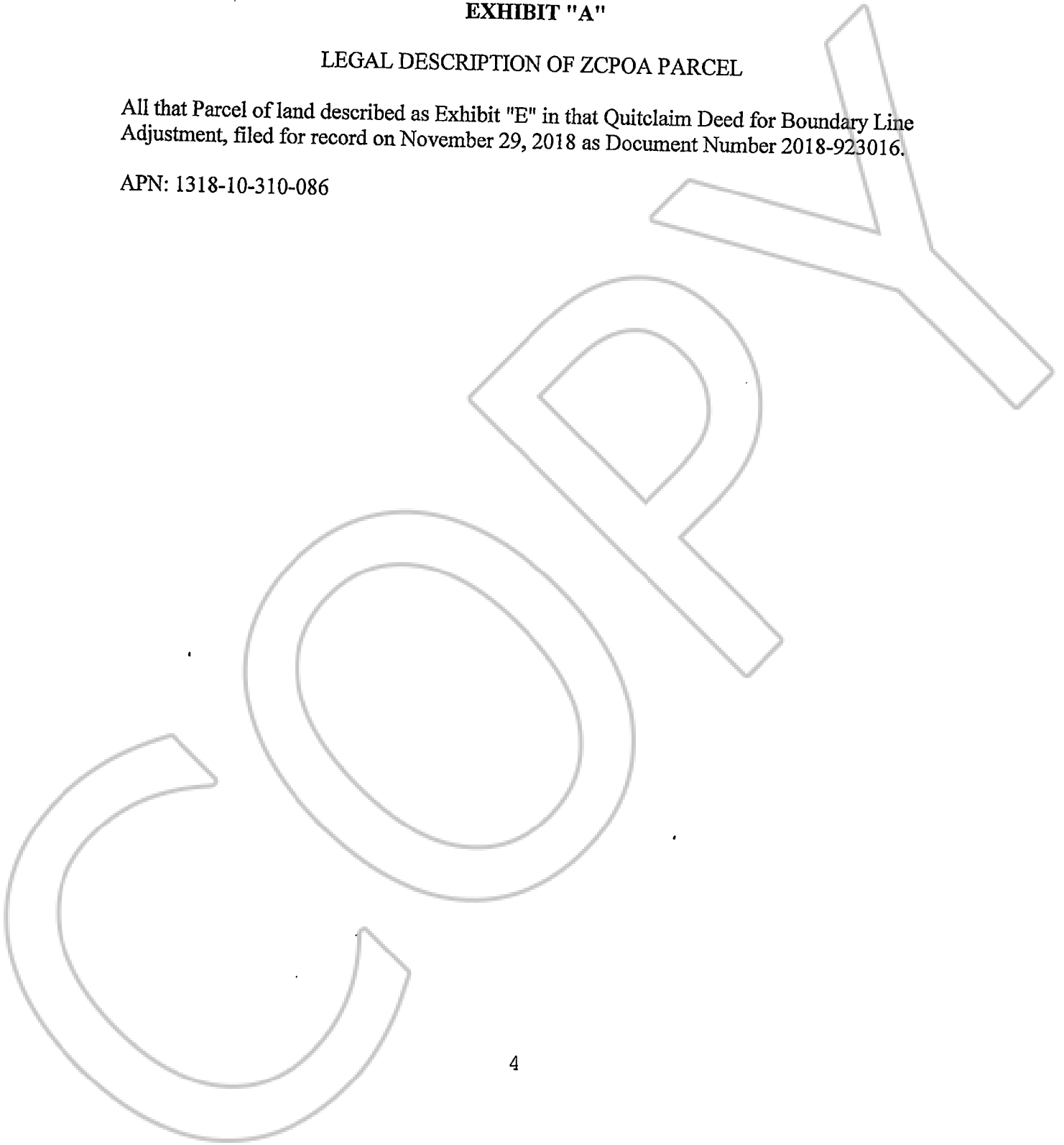
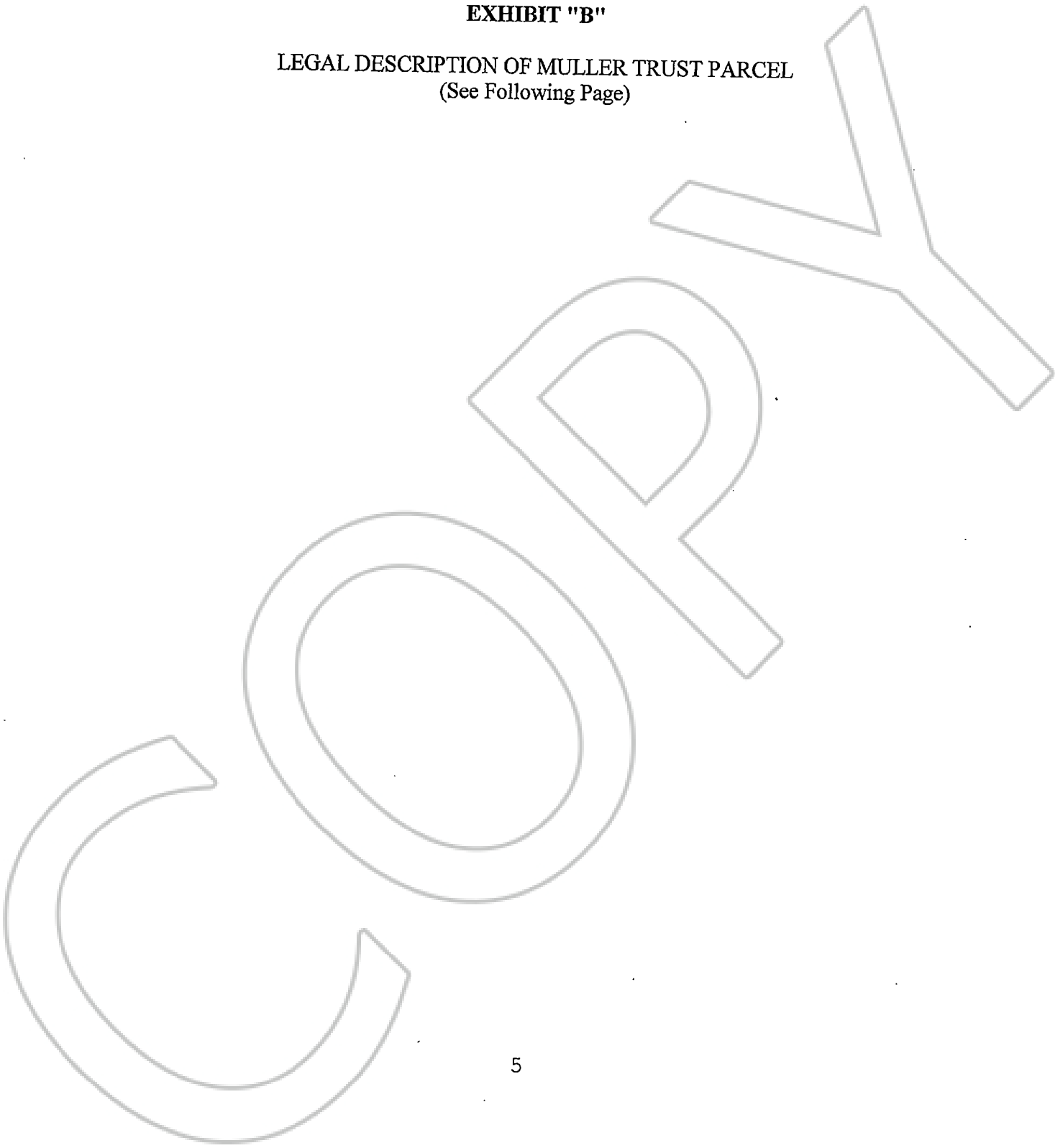


EXHIBIT "B"

LEGAL DESCRIPTION OF MULLER TRUST PARCEL
(See Following Page)



September 6, 2023
22140

LOT 3, BLOCK F, RESULTANT DESCRIPTION

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the Southwest ¼ of Section 10, T13N, R18E, M.D.M., more particularly described as follows:

Lot 3, Block F as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document Number 266, together therewith all that portion of that Parcel of land described as Adjusted Parcel 1, Beach Area Resultant per that Quitclaim Deed for Boundary Line Adjustment, filed for record on November 29, 2018, as Document Number 2018-923016, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 3, Block F as shown on the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929, as Document No. 266;
thence North 28°32'00" West 15.98 feet, to a point on the Southerly Face of a concrete retaining wall;
thence along said Southerly Face the following three(3) courses:

1. North 63°46'15" East 39.13 feet
2. North 60°08'49" East 3.73 feet
3. North 61°19'05" East 31.16 feet

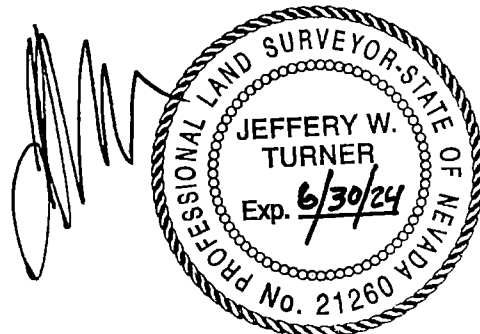
thence leaving said Southerly Face of concrete retaining wall
South 33°13'30" East 205.11 feet, to the Southeast corner of said Lot 3;
thence South 43°22'40" West 95.48 feet to the Southwest corner of said Lot 3;
thence North 28°32'00" West 219.50 feet to the Point of Beginning.

Containing 18,207 sq. ft., more or less.

The Basis of Bearing for this description is that Record of Survey, filed for record on November 29, 2018 as Document number 2018-923014.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-10-310-009
 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: _____	

3. Total Value/Sales Price of Property: \$1,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: Re-recording so document recorded as 2023-10012643 is recorded prior to document recorded as 2023-1001262 for legal reasons.

5. Partial Interest: Percentage being transferred: 0 %

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 Owner Representative Consultant
 Signature _____ Capacity Grantee

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

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

Print Name: Zephyr Cove Prop Owners Assoc.
 Address: P.O. Box 454
 City: Zephyr Cove
 State: Nevada Zip: 89448

Print Name: The Muller Family Trust
 Address: P.O. Box 1035
 City: Zephyr Cove
 State: Nevada Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Gordon Consulting Inc. c/o Jennifer Quashnick Escrow # _____
 Address: PO Box 4470
 City: Steline State: Nevada Zip: 89449

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